

**Summer Oaks Condo Association**  
**Board of Directors Meeting**

Sunday, July 24<sup>th</sup>, 2016

Unit 80

- I. **Call to Order-** The meeting was called to order by President Brian Schaible at 9:07 a.m. Members in attendance were Brian Schaible, Tim McCumber, Geary Foltman, Tom Pepper, Russ Krella, Bev Stearns, and property manager Andi Simmons.
  
- II. **Secretary's Report-** Bev Stearns  
Minutes from the April board meeting were presented for approval. A motion was made by Tim McCumber to accept the minutes as presented with a second from Tom Pepper. The motion carried.
  
- III. **President's Report-** Brian Schaible  
Brian will not be in attendance at the annual meeting in October. Another board member (to be determined) will be in charge of the meeting in Brian's absence.
  
- IV. **Vice President's Report-** Tom Pepper  
No Report
  
- V. **Treasurer's Report-** Tim McCumber
  - A. *Financials:* (See report through 6-30-16) The budget is in good shape. We are slightly over the budgeted amount for administration costs, so we will take a closer look at those expenses. Some payments may have been expensed in the wrong category.
  - B. *Money to Reserves:* We will look into setting up a monthly auto-transfer that will put 10% of monthly income into our reserves account. This appears to be the figure that banks want to see in reserves for the purpose of lending on available properties.
  - C. *Proposed 2017 Budget:* Will be similar to the previous year's budget. Reduce the accounting budget from \$3600 currently to \$250. With this budget, we project \$7500 in checking and \$25,000 in reserves at the end of the year. This budget should allow for the storm water project behind buildings 8 & 9 and the walkway project to be managed in small chunks throughout the year. Motion was made to accept the proposed budget by Tom Pepper with a second by Russ Krella. Motion carried.
  
- VI. **Buildings and Grounds- Russ Krella**
  - A. *Pool tiles/Pool Repairs:* Many pool tiles have fallen off the edge of the pool this summer and the concrete underneath is crumbling. We will seek an estimate for repairs from Yonke concrete. This will be expensed out of our general repairs or pool budget.

- B. Gutter Cleaning- Some have been done by Russ (frontside of 8 & 9) but others need to be checked and/or cleaned also. Our former handyman is no longer available to perform this task so we are looking for another one.
- C. *Electric at Piers-Bldgs. 8 & 9-* At last year's annual meeting, owners at buildings 8 & 9 voted to share the expense of putting in electrical service to their piers. Russ is currently seeking another bid for this work and will send notice to the owners as soon as the bids are in.
- D. *Shoreline/Water Retention-*The proposal from Dixon is for creating a small retention area at the base of the hill which will collect roof run-off from four downspouts. Vegetation will be added to the area. The cost of this project will be confirmed after our meeting with Dixon at 10:00 today.
- E. *Meeting with Dixon-*Pat Dixon will meet with us on the hillside behind buildings 8 & 9 to discuss our ongoing shoreline retention and rainwater run-off issues. He has already done a lot of work on the hillside and will discuss with and advise us on our next steps as well as give us some cost estimates.

**VII. Property Manager's Report-Andi Simmons**

- A. *Status of Restaurant Water Bill-*The restaurant water bills remain unpaid at this time. A lien has been filed for payment of the water bill as well as a notice to file a lien against Thane Newman for unpaid association dues and special assessment monies still owed.
- B. *Restaurant Liquor License-*Discussion took place as to the current status of the liquor license for the former Hillcrest Restaurant. Currently, the license is owned by the party who wishes to re-open the restaurant. A motion was made by Tom Pepper to purchase the restaurant liquor license if it lapses again. A second to the motion was by Russ Krella and the motion carried.
- C. *Recreational Easement Status-*All recreational easements are current, with one resident making installment payments of \$25 per month.
- D. *Homewise Docs-*Andi is currently using this service for some of the other properties she manages. With this service, condo information is supplied in an online format to potential lenders regarding association finances, reserves, etc. once the information is supplied to the service. Currently, Andi must supply this information each time a lender asks for it. This service would be free to us and would save a lot of time. After discussion, the board gave the ok to pursue use of this service.

**VIII. New Business**

- A. *Worldwide:* Due to changes in the ownership and management of Worldwide Vacation Club, it is possible that they may be leaving Summer Oaks. Tim will know more after meeting with them in August.
- B. *Annual Meeting Location:* We will check into reserving the meeting room at the Culver Library to hold our annual meeting in October.
- C. *Date of Next Board Meeting:* October 1, 2016.

**IX. Adjournment-**Tim motioned to adjourn the meeting. Russ seconded, and the meeting adjourned at 10:00 a.m.

