

Summer Oaks Condo Association
Board of Directors Meeting

August 14, 2021
8:30am via Zoom

Call to Order The meeting was called to order at 8:44am via Zoom by President, Tracey Gannon. In attendance were Jerry Draves, Stan Celner, Geary Foltman, and Andi Simmons.

Secretary's Report Gannon presented the minutes from the May 1, 2021 Board meeting. Celner made a motion to accept the May 1st minutes, Foltman seconded. Motion passed.

President's Report Gannon had no report.

Vice President's Report Foltman had no report

Treasurer's Report The revised March financials were not received. The July 2021 financials were reviewed but with the new accounting system some of the expenses may have been misclassified. Foltman made a motion to defer approval of the July 2021 financials to the next Board meeting. Draves seconded. Motion passed.

Building & Grounds Draves reported the pool fence installation by Action Fence is complete except for the correct gate hinges. Sleeves were used for the poles instead of core drilling for the fence. The sleeves were \$1,800 less. Final payment should be held until the job is complete. Draves received a proposal from Action Fence for \$5,500 to install bottom poles to prevent lifting. Draves priced the bottom poles to be about \$1,200 and would get volunteers for installation. Draves made a motion to purchase the materials for the bottom poles not to exceed \$1,500. Foltman seconded. Motion passed. Railings for the walkway by buildings 8 & 9 are complete except that the railings on the south end. Those need to have cement added and be capped.

Sidewalk sections by buildings 6, 8 and one section by building 3 were replaced. The sidewalk repair by building 9 has been put on hold until the runoff on the sidewalks is looked into. Celner made a motion to look into redirecting the runoff on the sidewalks. Foltman seconded. Motion passed.

Sealant for brown unit decks were not discussed.

Foltman and Draves were going to look into the cost of relocating the dumpster by buildings 5 & 6 next to the dumpster by the tennis courts.

The Tennis courts were power washed and cracks filled. Restriping and new nets still to be done. The tennis courts need to be refurbished with an acrylic topping to prevent deterioration. A proposal of \$14,000 was received last year from Midwest Sealcoating. Celner made a motion to refurbish the tennis courts as a capital expense not to exceed \$15,000 for the 2022 budget. Draves seconded. Motion passed.

There are sink holes outside of unit 6. Gannon put caution tape around the area. Barb Ertel from unit 5 inquired about putting a mulch garden in with a small root bush. This would require replenishment each year. This is the same area Terrytown repaired in 2019. It was decided that Celner would call Terrytown

to discuss the situation. Once the area is repaired and stable, the mulch garden can go in. However, only plants and flowers can be planted, no trees or bushes.

Property Manager Report The annual meeting location has not been determined. Andi will try again to see if the Ruth Culver library is accepting reservations.

Unfinished Business Buildings 8 & 9 mound system – John Kassner Jr. apparently will be building additional storage units. He claims the Association's buildings 8 & 9 mound system is on his property. He will grant SOCA an easement to allow us to use the property for the life of the mound system. Gannon reminded him that he and his father are the ones that installed the mound system. The mound system has been in existence for 40 years. Since the county does not seem to be bothered by the proximity of the proposed storage units to the mound system, the Board will not fight it. The Association will charge a water usage fee to Gene Harbort for the water he is using to water the trees and bushes he planted. Draves made a motion to give Russ Krella the authority to negotiate a water usage fee. Celner seconded. Motion passed.

New Business Unit 43 was inquiring whether the outside unit light fixtures needed to match. Yes, they do but with that being said it may be time to update the light fixtures. Respond to unit asking them to submit a fixture for approval and economical. Fixture would then be the new approved fixture going forward.

Boat slip rental rule will not allow rental of boat slips to non-SOCA residents. Rule will be voted on at next Board meeting.

Where will boat lifts be kept if John Kassner builds additional storage units? Draves recommended property to the east of building 6. Is there any space by building 8 & 9? It is doubtful the county will allow storage in the county parking lot. Andi will call Kathleen and ask if they intend to store lifts on their property. She will also call Deano to ask about locations for lifts and if the cost would change, based on the location.

Recreational easement dues increase – The Board believes it is time for the recreational easement fee to be increased. McCumber is to calculate what that new fee would be. Increase will be voted on at next meeting.

The Board debated a HOA dues increase. The 2022 budget was reviewed. The repairs budget should be increased \$17,500 since it has not been raised in years. Celner made the motion, Foltman seconded. Motion passed. The landscaping budget should be increased by \$3,000 for tree removal. Foltman made the motion, Celner seconded. Motion passed. Although we have done a number of property improvements, there are still some costly ones on the horizon. The project list was used as a reference. Since no one has an appetite for a special assessment, it would be best to raise dues to add to the reserves. Reluctantly, a motion was made by Foltman to raise dues by \$15 to \$265 per month. Draves seconded. Motion passed.

Foltman made a motion to defer the 2022 Budget approval to the next Board meeting on August 28th at 9am via Zoom. Celner seconded. Motion passed.

Other Business Since there are many new residents, information needs to be sent to unit owner's directing them where to park during snow removal.

Adjournment Foltman made a motion to adjourn the meeting. Celner seconded. Motion passed.