

Summer Oaks Condo Association

Board of Directors Meeting

Saturday, October 7, 2017

Ruth Culver Memorial Library

- I. **Call to Order**- The meeting was called to order in absence of President and Vice President by Treasurer, Tim McCumber at 12:15 p.m.
Members in attendance were Tim McCumber, Geary Foltman, Russ Krella, Stan Celner, Tracey Gannon, and property managers Jeff and Andi Simmons.

II. **Election of Officers-**

President	Brian Schaible	Russ motion/Tim second
Vice President	Tracey Gannon	Tim motion/Geary second
Treasurer	Tim McCumber	Tracey motion/Russ second
Secretary	Tim McCumber	
Buildings & Grounds	Russ Krella and Geary Foltman	Tim motion/Stan second
Board Member	Tom Pepper	
Board Member	Stan Celner	
Board Member	Geary Foltman	
Board Member	Russ Krella	

Motion carried unanimously.

III. **Secretary's Report-**

- IV. **President's Report-** Brian Schaible not in attendance.

- V. **Vice President's Report-** Tom Pepper not in attendance.

- VI. **Treasurer's Report-** Tim McCumber
No Report

- VII. **Buildings and Grounds-** Russ Krella
No report

- VIII. **Property Manager's Report-Andi Simmons**
No Report

IX. **New Business**

- A. *Date of Next Board Meetings:* Saturday, January 6th, 2017 and Sunday, April 22nd, 2017 at locations TBD.

- B. *Pet Registration*: Agreed to work on system or pet registration for all unit owners that would be updated annually. Would include a photo of the pet and the pet owner(s). Need to amend Rules and Regulations to state that the pet must be on a leash and under the control of the pet owner. Registration would be required by X date and if owners don't comply would receive a fine of \$X (\$100?) with escalator until in compliance. Existing pet owners would not have to pay the annual registration fee as they would be grandfathered, but new owners would be subject to the fee of \$X/year. Visiting pets would require unit owner to complete a fillable PDF form on line and submit to the property managers/association in advance of the visit. Consider publishing to owners that BOD will begin instituting fines as outlined in #5 of Rules and Regulations and if unpaid fines exist, will file a lien on the unit as provided for in the Documents.
- C. Shelly Braun dog bite incident; on August 27th, 2017 the property manager was made aware of this incident and assisted in trying to locate the dog's owner along with McCumber. The board will send a letter and assess a fine of \$100.00 to the pet owner, Jim Pepper, whose pet allegedly bit Shelly. Fine is issued as pet owner is in violation of Rules and Regulations as was not in control of the time of the incident and letter will indicate that there is no conclusive evidence of whose dog bit Shelly. Brian will sign the letter as BOD President. Russ motion, Tim second, carried unanimously.
- D. Restaurant: Consider possibility of Association purchasing restaurant/property. Related annual expenses: \$5K taxes, \$2500K Grounds, \$650 water. Could lease property for \$10K/year potentially.
- E. ACH for 2018 dues payments: Implement system to begin 1/1/18 and require of all unit owners and also give option if don't opt in, to pay quarterly instead of monthly to allow for more timely and efficient collection of dues. Tom motion, Tim second, carried unanimously. Andi will draft notice for board review.

X. **Adjournment**-Geary motioned to adjourn the meeting. Stan Celner seconded, and the meeting adjourned at 1:15 p.m..