

**Summer Oaks Condo Association**

**Board of Directors Meeting**

June 7, 2020

Via Zoom

- I. **Call to Order** Tracey Gannon called the meeting to order. Also in attendance were Foltman, Zirn, Celner, Draves, and Andi Simmons. Unit owner Jason Hendriksen joined in as well. Russ Krella joined late.
- II. **Secretary's Report** – McCumber presented the minutes from March 1, 2020. Motion to approve Foltman. Second Draves. Motion passed.
- III. **President's Report** – Gannon reported that there was a septic backup into the unit. The unit that reported the issue reported the issue via email, so it took more than an hour before it was noticed. Andi will try to remind owners to call as in this case it is an actual flooding. The insurance has a \$500 deductible with a \$10,000 limit. The unit owners will need to file their own claims.
- IV. **Vice President's Report** Foltman reported the landscaping around the retaining wall is finished.
- V. **Treasurer's Report** – The financials through April 30, 2020 were presented. Motion by Draves, second by Celner. Motion passed. McCumber reported the May financials were just received this morning and he'll update them today and forward them to the board.
- VI. **Building & Grounds** Krella is going to do a final work around with Building 9. He's holding off on the asphalt problem in the drive to the gray units and the pool house while he's waiting on the final damage report. The fence for the pool also needs to be done when we remodel. Deano has not returned any phone calls. Also, he has called Dixon for the erosion problem and he also hasn't been responding. We have some sidewalk issues that are on hold as well. One of the units has redone the railings on his deck and they do not match. This is not in compliance with the Association rules.
- VII. **Property Manager Report** They are working to get the pool phone installed with TDS. Badger Pools did not come out this week to begin opening the pool. The fire alarm box is finally complete. The annual meeting is at the Cedarberry again. McCumber asked if we could meet at the new library in Sauk City. All but one of the pool easement assessments has been paid. There have been a lot of sales this year. The owner in unit 67's main breaker was blowing and he has a renter; Andi will report back that it is the unit owner's responsibility to repair. She is still waiting for a bid for the chimney cleanings, but they could not come out to the property because of the Covid-19 situation. Stranders proposed changing the maintenance schedule and recommends that they also change the switch to rotate the three mounds for buildings 8/9. This is something the Stranders should be doing when they pump the tanks and doesn't require any other action.
- VIII. **Unfinished Business**
  - a. **SOCA Website** – needs some minor repairs and Andi will work with the contractor.
  - b. **Fire panel for Building 9** - Draves has been helping with this project.
  - c. **Pool** – We need to post special rules do they COVID virus and Josh needs to wipe railings, etc. Pool capacity will be limited to 21, owners needs to bring their own sanitizer and wipes, social distancing per group, and whatever they bring in, they have

to bring out. The spa will remain closed for the summer. Move to approve \$300-\$400 for a barrier over the hot tub by McCumber, second by Foltman. Motion passed.

- d. **Handy Man** – Tracey says we need to hire a general handyman. Foltman mentioned the 6<sup>th</sup> stair on the walk at building 1 going down to the lake needs repair. Zirn will order it with the pool materials.

**IX. New Business**

- a. **No Smoking** – A unit owner in building 6 smokes a lot and there has been a lot of problems. Andi will look into what it would take to amend the by-laws and speak with the owner about cooperating. Russ will look into helping this unit owner venting the unit.
- b. **Grills** Zirn was concerned about owners still using gas grills on their decks. He wants to install a communal grill. Motion by Zirn for 1 general use charcoal grill that is not moveable for common use on the property. Second by Gannon. Foltman asked where it will be located. Zirn said the board could determine that. Questions were discussed about rules. Motion failed 3-4.

- X. Other Business** Jason Hendriksen asked if the other unit owners in his building are following through for cleanup. There was some discussion. It was noted that the condo declaration does not have a lot of bite when it comes to mandating clean up. Jason's unit was hit the worst. Jason asked about the gutters and Russ will follow up with the contractor. Motion by McCumber to buy 2 water detection monitors for \$100 each.

Unit 6 asked about installing pavers to put out their patio furniture. McCumber brought up an issue with impervious surface areas and permitting. There was discussion about other areas and more people potentially wanting to do the same. Zirn suggested they need to provide a plan for consideration.

Gannon asked about the entry doors because they want to replace her doors. Sauk Prairie should have the door information.

- XI. Adjournment** Motion to adjourn by Zirn. Second by Foltman.