

Summer Oaks Condo Association

Board of Directors Meeting

March 1, 2020; Unit 10.

- I. **Call to Order** The meeting was called to order by Tracey Gannon over WhatsApp. In attendance were Tim McCumber, Jerry Draves, Russ Krella, Stan Celner, and Geary Foltman. Also in attendance were property managers Andi & Jeff Simmons.
- II. **Secretary's Report** – Minutes for August 31, 2019 were presented. Tracey read the July 14, 2019 minutes. The board also were also presented the minutes of the October 5, 2019 annual meeting subject for approval at the annual meeting. Motion by McCumber, second Krella, second. Motion passed.
- III. **President's Report**
 - A. Fire alarm panel – the panel at units 80 & 81 is damaged and the replacement unit does not fit. There is an extra \$400 for the enclosure. Total is \$1,375 and Raven is redoing the panel. Motion to approve by McCumber, second by Foltman. Motion passed.
 - B. SOCA website – issues are continuing with the website. Streng does not support the site anymore because of the old software it was built on. They gave a proposal for \$8,500. They are doing to be done hosting by April 1st. Another firm Andi worked with has done one for \$2,500. McCumber will try to look more into GoDaddy while Andi looks for another firm.
- IV. **Vice President's Report** There was no report.
- V. **Treasurer's Report** McCumber presented the financials as of January 31, 2020. Discussion about the landscaping expense. Motion to approve by Foltman, second by Draves. Motion passed.
- VI. **Building & Grounds**
 - A. Landscape plan for retaining wall. Meister is coming back to finish the retention pond. Cost is \$2,700 including the work Alan Tonn will do. We can do the mulch and some other work at cleanup day. Lighting will be about \$375 along the top of the walk. There was a follow up notice from Sauk County and we'll need to notify the county that the project will be completed in the spring.
 - B. The construction project is moving along. Jerry and Russ will do a walk-through on both buildings. We are holding payment of \$45,000 until work is done. He will then start working on the lake side of building 9.
 - C. The pool house is the last of the old siding on the pool house. Cost is about \$8,000 for the pool house and the wall, but could change based on the cost of the doors. They are looking into some sidewalk repairs. They'll do a walk-through in the spring. They'll also look at buildings 5 & 6. It makes sense to get it done while Raven is here. Motion to approve with the foam backed siding up to \$8,000 by Foltman. Second by Draves. Motion passed. It was noted that it does not cover the fence. Motion passed.
 - D. Geary discussed that the elbows on the back of building 1 the storm drain elbows need to be replaced. Geary and Russ are working on the water issue at unit 25.
 - E. Shoreline repair next to units 80 and 81. Dixon's previous repair has been holding up fairly well, but there are some areas that are breaking through because of all of the heavy rains we have had. Dixon is coming to patch that area up. There was more

discussion about the issue with the boardwalk. Everyone is very sensitive to the idea that Deano has not completed the work but at the same time but he is one of only two contractors who do pier work on the lake with the equipment necessary to do the pier installs and removals. Russ has been staying in touch with him throughout the winter.

- F. Clean up day projects - There was discussion about projects for clean-up day on May 23, 2020.

VII. Property Manager Report

- A. Chimney cleaning bids – A different company is coming out to bid chimney cleaning inspections.
- B. Updated pet registry – Simmons updated the pet registry forms have been updated.
- C. Upcoming sales – there are three pending sales in the next month and unit 63 just closed. Andi reviewed the delinquency report and all the issues have been addressed except an issue surrounding Unit 4. McCumber discussed the need for producing an annual statement to avoid these issues. Foltman mad a motion to waive the delinquency, second by Krella. Motion passed. Next she addressed special assessments and mostly are caught up. She has been working with Miller after the kitchen fire in unit 16. Terrytown installed the well house taps, but it did not occur until January, so that expense will show up in 2020.

VIII. Unfinished Business

- IX. **New Business** – We have quotes on the pool maintenance and need to start budgeting for the pool liner and spa liners for about \$32k. Before we do this, we should find out how much life is left in the pool. There are some exposed phone line wires that were installed by GTE or Verizon. Raven is going to remove them.

Next meeting June 7, 2019

- X. **Adjournment.** Motion to adjourn by Foltman, second by Draves. Motion passed.