

Summer Oaks Condo Association

Annual Meeting

Saturday, October 3, 2015

9:00 a.m. Ruth Culver's Library, Prairie du Sac

The meeting was called to order at 9:19 a.m. by President Jamie Sloan.

A. ROLL CALL

There were 61 of 65 units represented either by attendance or by proxy.

B. PROOF OF NOTICE

Notice of the meeting was given to members via e-mails sent out on September 18th, 2016. Hard copies were mailed out on September 22, 2016 in accordance with the bylaws.

C. PROOF OF QUORUM

Units in attendance constituted a quorum.

D. READING OF MINUTES FROM PREVIOUS ANNUAL MEETING

Motion was made by unit one to dispense with reading of the minutes and approve the minutes as printed. Unit three seconded the motion. Motion carried.

E. REPORT OF OFFICERS

1. *President*- Jamie Sloan encouraged association members to consider serving on the Board in the future.
2. *Vice President*-Tom Pepper thanked Jamie for his service to the Board over the past years.
3. *Secretary*- Bev Stearns had nothing to report.
4. *Treasurer*-Tim McCumber gave an overview of the financial report which was previously mailed out.
 - \$21,000 of extra income was generated from the power company as payment for their expanded easement on SOCA property.
 - \$650 is owed to the association for the restaurant water bill.
 - \$300 in back dues from the recreational easement was collected.
 - Expenses in most categories were right on track.
 - \$15,000 in checking account, \$50,000 in savings
 - We Increased insurance deductible from \$2,500 to \$10,000 in order to save money when the premiums increased dramatically.

Motion to accept the financials---unit 73.

Second to the motion---Tom Pepper Motion carried

F. REPORT OF PROPERTY MANAGER- Andi Simmons

- Owners should keep heat on and open doors under sinks to prevent frozen pipes
- Thanked everyone for timely payment of dues
- Thanked Josh for doing a great job with the pool again this year.
- Asked unit owners in buildings 8 and 9 to refrain from hanging items such as boat covers over the railing on the new walkway
- Clarified information on boat lift and pier removal forms for this year and some additional costs that will be incurred for resetting piers after the shoreline project and for pier storage at the gray units
- Clarified an error in the amount of money due from each unit for the second installment of the special assessment approved last year. The amount due this year is actually \$1775.00 and not \$1225 as stated in the annual meeting mailing that was sent out.

G. REPORT OF COMMITTEES

1. Boardwalk/Stairs Replacement

- Rationale for replacement of wood walkway behind buildings 8 and 9 with aluminum stairs as a cost-saving measure.
- Rationale for removing north set of stairs rather than continue to repair and maintain them over the years
- Outline of the process followed by the board in making these decisions
- Discussion of communication issues that arose due to the projects at buildings 8 and 9 and ways to remedy this in the future

2. Grounds Committee- Russ Krella

a. Projects Completed

- Conversion of lights around the property to LED for saving energy and money
- Shoreline erosion control project complete behind the gray units

b. Shoreline Project Update- the second phase in the bay will be done this winter in much the same way as the shoreline near buildings 8 and 9. Russ gave an overview of the project and answered questions. Some of the specifics of the project are still to be determined.

c. Pool Issues-The pool might close for a variety of reasons including bad weather. It is important that members be respectful of these closures and remain out of the pool due to liability and safety concerns. In the future, signs will be posted on the gate when the pool is closed.

d. Upcoming Projects-

- Buildings 8 and 9 will need to be resided in the future due to rotting wood. Some repair work was done temporarily, but this will need to be addressed more completely within the next five years.
- Restoration of electrical service to boat piers behind buildings 8 and 9 at a cost of \$6,888.00. A motion was made to put the installation of electric for buildings 8 and 9 to a vote of the membership.
- The boardwalk behind building one will need to be addressed in the near future. We would like to replace the wood with a retaining wall and a sidewalk. This is likely to be a costly project.

H. UNFINISHED BUSINESS

I. NEW BUSINESS

1. *Merrimac Water Project*- Tim gave an overview of the latest developments in the Merrimac municipal water project through the Army Corp of Engineers. There are many processes which must still take place before the project is a reality. Tim estimated is that it will likely be four or five years down the road.

2. *Election of Board of Directors*-There are two board members whose terms are up and who have agreed to run again. They are Tom Pepper and Geary Foltman. Additionally, Stan Celner has agreed to run for the Board of Directors. Larry Main was also nominated to run for the board. He accepted the nomination. SOCA members were instructed to vote for three of the four eligible candidates. The meeting was recessed for ten minutes to allow for the voting. The votes were counted by Property Member Andi Simmons. New board members are: Tom Pepper, Geary Foltman, and Stan Celner.

J. APPROVAL OF BUDGET- Tim McCumber

Tim went over the proposed budget with the membership and clarified some of the proposed expenses. Motion was made by Tom Pepper to accept the budget as presented. Brian Schiable seconded the motion. Discussion took place. The motion carried.

K. ADJOURNMENT- The meeting was adjourned at 12:02 p.m.