

## **Summer Oaks Condo Association**

### **Annual Meeting Minutes**

**Saturday, October 2, 2021; 9:00 am  
Ruth Culver Library; Prairie du Sac, WI**

President Tracey Gannon called the meeting to order. Roll call was recorded as residents signed in. Andi Simmons reported the notice was sent out on time and offered proof of quorum with 43 units in attendance. The minutes were presented in writing. Unit 5 questioned a statement regarding the pool fence and Unit 47 questioned why a conversation regarding bringing gas to building 5 was not recorded. Secretary Tim McCumber stated the sentence about the fence was accurate that replacing the old fence meant the new one had to come to code and added that the minutes are meant to record the actions taken at the meeting and said as the gas conversation was off the agenda, he simply didn't remember to add the discussion but recalled that it had occurred. Motion by Unit 77, second by Unit 31 to adopt the minutes. Motion passed.

Gannon reported on the fence and pool work being completed. She noted the board adopted a rule regarding the piers not being allowed to be rented. She also discussed John Kassner reported the mound system encroaches his property. There have been concerns about the restaurant using Association water and reported that there is no shut off valve adding that we would have to dig up the parking lot. She said the spring clean-up day was successful and thanked all of the people who help with basic projects around the property. She reminded owners to keep their limited common elements clean and tidy, including removing mold from their decks. She also reminded people to provide keys when they change the locks. Gannon also thanked Stan Celner for his years of service on the board. Brissette questioned the decks and there was a discussion. McCumber read from the condo declaration in Section 11, Paragraph A where it states the unit owners are responsible for routine maintenance of the limited common areas.

Under the Vice President's report, Geary Foltman apologized for the late start, but the building opened at 9am when the meeting was supposed to start so it took time to get started. Under the Secretary's report, McCumber thanked Tracey Gannon for helping do the minutes as he missed the last couple of meetings due to his work schedule. Under the treasurer's report McCumber presented the financials through August 31, 2021. He noted that there was no money spent out of reserves for capital improvements as so to date the board has been able to pay for those obligations out of the general fund. Unit 71 moved to approve the financials. Seconded by Unit 11. Motion passed. Under the Property Manager's report, Simmons reported that there is a lot of information on the association's website and includes a special pickup cost guide for the new garbage contractor, Peterson Sanitation who purchased Tim's Trucking. She reminded everyone that boats and equipment need to be removed by October 3 and for everyone to keep the heat to at least 60 degrees and to keep cabinet doors open to avoid freezing pipes. She stated that her and Jeff Simmons will check on units for a fee if owners want that service. Under the Building and Grounds Report, Russ Krella added that the space between floors at Buildings 8 & 9 is not heated and that is why owners should not only keep the heat on, but turn off the water if they will be gone for an extended time. Krella then provided an update on the storage of lifts at the Kassner property. Because Kassner wants to add an addition to the units starting in April, his application states he wants lifts out by April 1<sup>st</sup>. He spoke with Kassner and says that John will notify us if he starts on time and Deano will come out and move the lifts temporarily to the Association's property. There may be a charge to move them. Kassner told Russ that he will not be charging anyone a late fee unless they are in the way when he starts construction. Russ talked about a couple septic system issues. He also discussed the run off impacting the back of the Association near Unit 81. There was discussion about water collection in front of Brissette's unit. K&M (Kraig Meister) will be out to remove 9 trees later this year and some trimming will be done to remove brush off of the buildings and decks and there was some discussion about trees around the property. There was some discussion regarding pickle ball courts and new pool furniture. The pool and spa needs to be replastered for \$26,000. The association agreed to add

pickle ball courts and collect donations. Unit 73 will coordinate having the courts installed during spring clean-up. There was no unfinished business, so we moved on to New Business. And the Election of Board of Director for 3 open Board Seats McCumber reported some units arrived late and there are now 53 units in attendance. Geary Foltman, Barb Ertel, Shelly Braun, Ed Cooney, and Kris Bartel are on the ballot. No one else was nominated from the floor. While the votes were being tallied, McCumber provided a report on the history of the SOCA Planned Area Development at the request of Unit 5 and Josh Ertel thanked everyone for following the rules and keeping the pool area tidy. Elected to the board were Ed Cooney with 42 votes, Geary Foltman with 36 votes, and Shelly Braun with 33 votes. Under approval of Budget, McCumber presented the 2022 proposed budget adding that there is no dues increase, 10% of the fees are budgeted for the reserve account, and leaves about \$19,000 unallocated. He added the board will likely use that money depending on how they proceed with lining the pool as needed or redoing the tennis courts. Those decisions haven't been made as they wait for estimates on the septic repairs that need to be completed. Unit 48 moved to adopt the budget. It was seconded by Unit 4. Motion passed. Under Other Business as may be brought before the Members, Gannon asked the members for an informal discussion as to whether or not people they wanted to have a dues increase next year and there was some more discussion about the neighboring properties as well as pier placement.

Motion to adjourn by Unit 48. Seconded by 72. motion passed.