

**Summer Oaks Condo Association**  
**Board of Directors Meeting Minutes**

August 30, 2020

VIA ZOOM

In attendance were President Tracey Gannon, Geary Foltman, Tim McCumber, Stan Celner, and Jerry Draves along with property manager Andi Simmons. Silas Zirn was absent.

**I. Call to Order**

Tracey Gannon called the meeting to order.

**II. Secretary's Report.**

The minutes of June 7, 2020 were presented and approved.

**III. President's Report**

**IV. Vice President's Report**

**V. Treasurer's Report**

**VI. Building & Grounds**

**VII. Property Manager Report**

**VIII. Unfinished Business**

a. No Smoking

There was a discussion about smoking in buildings 5 & 6. There is concern about the smoking, but there were legal concerns about a change that would impact owners who bought their unit knowing they could smoke in it. After a lengthy discussion, Krella was going to talk to one of the residents who is a heavy smoker about making sure his door is closed.

b. Pavers - Unit 6.

At the last meeting, Unit 6 requested putting pavers in and the board requested more information. The area they are requesting is 10' x 10'. After some discussion, the board voted to deny the request.

c. Fireplace cleaning.

Andi will get quotes together to do the bi-annual fireplace cleaning so owners can sign up at the annual meeting.

d. Annual meeting.

The Cedarberry Inn has a capacity of 50 people and there is no room for social distancing (COVID-19). After discussion, the board decided to try and hold the meeting at the tennis courts with a back up plan to possibly go to AAA Storage in Merrimac because they have a large storage building, but we would likely need to rent heaters. Krellas was going to check with Frank Grant who owns the storage units.

**IX. New Business**

a. Leftover siding/storage unit/pool house.

The board could use the leftover siding from the grays. There was discussion it would not match. Krella said that if the storage rooms (the former changing rooms) were

taken down, the fence would need to be brought up to cold. There was conversation about fencing options as well.

- b. Natural gas – unit 47. The owner of 47 would like to have natural gas installed and will pay to bring the line in. There was concern about the building’s ventilation and the potential problems with retro-fitting the gas lines along with multiple gas meters outside. The board asked Andi to inform the owner to get an environmental analysis done before making any decision.
- c. Piers/Property lines.  
There was discussion about the placement of piers and the potential for encroachment on the Hillcrest property according to the current owner. The riparian rights are determined by the DNR and the piers have been in place for over 20 years. The piers are likely in the proper place because riparian lines don’t always follow property lines out into the lake according the DNR website for pier siting. The board decided not to take any action.
- d. Projects for 2021. Foltman and Krella reviewed the project time line.
- e. 2021 Budget approval. McCumber presented the proposed 2021 budget. The board agreed to put the budget forward with a \$10 maintenance fee increase.

**X. Other Business**

There was no other business.

**XI. Adjournment**