

Summer Oaks Condo Association
Board of Directors Meeting

December 1, 2020

7:30pm via Zoom

Call to Order The meeting was called to order by Tracey Gannon at 7:34pm via Zoom. Present were Geary Foltman, Jerry Draves, Stan Celner, Russ Krella, Silas Zirn, and Andi Simmons.

Secretary's Report Tim McCumber was absent, therefore the minutes from August 30, 2020. Gannon presented from the Board meeting held on September 3, 2020. Zirn made a motion to accept the minutes as presented. Draves seconded. Motion passed unanimously.

President's Report See natural gas

Vice President's Report Foltman reported the foundation sealing of unit 25 is \$850. The repair is scheduled for December 8, 2020. The drywall will be repaired after it rains to ensure the sealant works.

Treasurer's Report The October, 2020 financials were reviewed. There were some questions. Foltman made a motion to defer approval of the financials until the next meeting. Celner seconded. Motion passed unanimously.

Building & Grounds Raven completed the punch list. The leftover materials need to be removed. Raven is expected December 3, 2020 to create an opening for the dryer vent and install a cover. Work on unit 77's deck to install flashing to stop a leak in building 76. Foltman made a motion to award the repair to Sauk Prairie Remodeling for a total of \$1,672. Zirn seconded. Motion passed unanimously.

A proposal from Steve Yanke for sidewalk repair throughout the property was reviewed. A motion was made by Krella to repair the sidewalks most in need in the spring, from the repairs budget. Foltman seconded. Motion passed unanimously.

Property Manager Report Simmons reported the chimney inspections were complete except unit 16. That unit would be done January, 2021. Josh has agreed to do the pool in 2021. His CPO license will be renewed. Badger will be contacted for an opening date. The management company has new software effective October 1, 2020. The software has the capability of creating accounts, ledger balances and financials for unit owners.

New Business

Capital Projects for 2021 are residing the pool house and a new code compliant fence around the pool. The changing rooms are falling apart and an eyesore. Foltman made a motion to remove the changing rooms. Draves seconded. Motion passed unanimously.

Proposals from Raven and Sauk Prairie Remodeling were reviewed. Pricing was similar. Although Raven's work was good, they were not timely. The new siding for the pool house should have a color similar Building 5 & 6. A temperature and humidity vent with exhaust, telephone box and a light with a motion sensor will be needed. Krella made a motion to award the contract to Sauk Prairie Remodeling. Foltman seconded. Motion passed unanimously.

Discussions began about the pool fence. Should a new fence be installed or can sleeves be inserted at the existing pipes? Foltman made a motion to pursue quotes for various fencing options to include a 6 ft. black fence and self locking gates. The total pool house and fencing should not exceed \$18,000. Krella seconded. Motion passed unanimously.

Gannon reported she spoke with Alliant Energy regarding bringing natural gas to the buildings. Alliant explained the process. They would send surveys to unit owners to determine the interest. If the interest was there, they would have an engineer determine the best routes to the building. The lines would go to the outside of the buildings. The meters cannot be housed. Each unit owner would be responsible for the cost to bring the gas lines into their units. There was discussion stating that the units were not designed for natural gas. Where would the exhaust pipe be placed? What future problems will occur and who will be responsible? What will be the disruption to other unit owners be? How will the installed natural gas lines affect our insurance? A motion was made by Krella, not to pursue natural gas to the buildings. Second by Foltman. Motion passed unanimously.

Next Board meeting will be held February 16, 2021 at 7:30pm.

Adjournment Foltman made a motion to adjourn the meeting. Celner seconded.