

**Summer Oaks Condo Association**

**Board of Directors Meeting**

January 27, 2019

In attendance were Russ Krella, Geary Foltman, Silas Zirn and Tracey Gannon by Facetime. Also present were property managers Jeff and Andi Simmons. Stan Celner and Jeff Jump were excused.

**I. Call to Order**

Meeting called to order by Vice President Foltman.

**II. Secretary's Report**

October 6 board of directors. McCumber/Krella Motion passed.

**III. President's Report- Tracey Gannon**

A. Bylaws Committee – Jerry Hoff has been hospitalized with a serious blood clot. Shelly Braun and Melissa El Manaouar so they have not met.

B. Reserves – Tracey suggested we try to keep our reserve fund at \$25k.

**IV. Vice President's Report – Geary Foltman**

No report.

**V. Treasurer's Report**

Krella asked about the snow removal forecast as we were \$2k over budget last year. Tracy asked about the pier inventory which Andi said she had reviewed. Motion to approve financials through December 31, 2018. Motion to approve by Krella, second by Zirn.

**VI. Building & Grounds**

A. Retaining Wall by Building has a 20 % slope so the county said it will require a retention pond and engineering report which will add to the cost of the project. McCumber said the drawing show the proposed wall bowing out and suggested it should be a straight wall to reduce the change in footprint. Edge Engineering will shoot the slope and provide drawings for Sauk County. This project will be close to the \$68k budget.

B. Proposals Unit 57 – Sauk Prairie Remodeling – Received a bid from Raven out of Portage \$11.4k.

C. Proposals Buildings 8 & 9 - Raven out of Portage quoted \$235 - \$245k. Motion by Geary to approve the bid conditioned upon board members reviewing some of their work. The budget is about \$30k short as no one was able to actually match the \$195k originally estimated by Sauk Prairie remodeling. A discussion about necessary steps to prep the project. Andi will get some addresses. Krella said Jeff Jump is willing to write the letter regarding the back deck enclosures. Motion by Zirns to approve the contract with Raven for unit 57, buildings 8 & 9 subject to review of projects by board members. 2<sup>nd</sup> Foltman Motion passed. Russ clarified there are not leaf covers on buildings 8 & 9.

D. East stair landing by Building 1 – The cost is \$60k, the plan for now is to keep the stairs.

E. Project list – Geary reviewed the rest of the project list with the board. McCumber asked Andi to have Dennis Crow set up a schedule or well maintenance and we need a cost for the tank cleaning. Badger Pools will start be here May 6<sup>th</sup> to open the pool. Spring cleanup will be Memorial Day weekend again.

**VII. Property Manager Report**

- A. Insurance bids update – Andi met with an agent to review the property for insurance bids.
- B. Special assessments collection update – one unit owner who has not paid is selling their unit so she sent a notice of intent to file a lien.
- C. Water system corrective action plan for DNR was sent on January 5<sup>th</sup>.
- D. Josh Ertel will manage the pool again this year.
- E. Recreational Easement 2019 billing – Andi will mail the billing after the Putnam closing on January 1<sup>st</sup>.

**VIII. New Business**

There was none.

Next meeting is April 14<sup>th</sup>. Krella moved to adjourn, second by Foltman. Motion passed.