

Summer Oaks Condo Association

Board of Directors Meeting

July 14, 2019

In attendance were President Tracey Gannon, Vice President Geary Foltman, Secretary/Treasurer Tim McCumber and board members Geary Foltman, Jeff Jump, Russ Krella, and Silas Zirn. Also in attendance were property managers Andi & Jeff Simmons.

Call to Order By Tracey Gannon

Secretary's Report

Tracey recommended a couple of date corrections. Motion to approve the minutes of April 14, 2019 with corrections by Jump. Second by Foltman. Motion passed.

President's Report

Tracey reported that the insurance company wants the rules to be in compliance with NFPA fire codes meaning that charcoal, gas, or open flame cooking grills cannot be used within 10 feet of any structure and cannot be used on a ground level wooden patio. Motion by Jump, second by McCumber to adopt the rule changes. After considerable discussion the motion was approved. The bylaw committee has not met. TDS has bought out Merrimac Communications and is replacing the cable lines with fiber optic lines. Gannon, Foltman and McCumber did a walkthrough of the property with TDS. TDS has provided a contract regarding access to the buildings. McCumber asked to have the restaurant property address removed. There was considerable discussion about access to Association property vs. unit owner property. Motion to sign the contract as amended by Krella. Second by Zirn. Motion passed.

Vice President's Report No report

Treasurer's Report McCumber provided a copy of the financials through June. There was discussion about the \$5,000 being withheld for the walkway which is still incomplete. Deano Dock has had issues with weather challenges and illness, but hopes to finish this fall. Motion to approve the financial report by Zirn, second by Foltman. Motion passed.

Building & Grounds

Krella reported that Unit 57 siding has been complete, but we are waiting for some minor repairs. The sidewalk and retaining wall construction behind Building 1 starts on Monday, July 15th. While the tree specialist is here removing some trees, they are also removing the pine next to building 5 to resolve the septic issue from the roots. Coves Court owners have been told about limited access to the piers during construction. Raven will start the siding on Buildings 8 & 9 in a couple of weeks. The exterior lights are still being determined. A couple of unit owners who have closed in their portion of the exterior lake side decks have questioned the need to reside those areas and have concerns about paying to remove the windows. Jump talked to one unit owner and told him to meet with Raven. Raven has expressed he needs to access each deck from the exterior as he does not want the liability of carrying materials through the interior of a unit. McCumber noted that these modifications were not approved by the Association, but allowed to happen and that the unit owners are responsible for these changes. Gannon asked about the status of Unit 25 flooding and Krella reports the unit owner has not returned any calls.

The board then discussed the need to add gutter guards on buildings 2,3,5,and 6 along with some downspouts which have become damaged over time. It cost the Association \$2,800 to clean all of the gutters just once. Total cost from Raven is \$9,200. McCumber stated that this change will pay for itself in 2 years. The DNR has recommended doing taps and requires that we blast clean the tank. The tank is a future project that will be about \$2,200 to clean and \$2,500 to blast and seal the interior of the tank. The heaters and taps should be under \$1,000. We will ask Dennis Crow for a 5-year budget estimate. There was a change order for building 9 because of a sizing issue. Raven needs to add some plywood to match the trim. A motion was made by Jump to add \$3,900 for plywood trim to the capital budget, seconded by Gannon. Motion passed. There was then a motion to approve installing gutter guards by Raven and the new heat boards for the pump & well along with accessible taps by McCumber. Seconded by Jump. Motion passed. Foltman then walked through a list of future projects along with the status of other outstanding projects.

Property Manager Report

Andi Simmons reported the library is booked for the annual meeting, so the meeting will be at the Cedarberry Inn in Sauk City. Streng is having issues with their server and the website was down for about 60 days. McCumber reported he still could not access it for web updates and Simmons will check with them They are giving us 2 free years to make up for it. We still don't have a contractor as of yet to remove snow. Andi Palmer of Merrimac was recommended by another property manager so Andi will check into it. The Association is having a lien filed on Unit 11 because the unit is for sale. The Coves Court recreational easements are all paid in fill. She is also working on getting pricing for fireplace and chimney cleaning.

New Business;

After the fall meeting, Gannon would like to do a post-meeting newsletter. Gannon is also developing a historical project list. Gannon also reported that some unit owners in Building 3 want to replace their doors. Andi will get the materials info to her. Gannon also wants to do a review of all of the Association's legal documents. A couple of owners are interested in rebuilding the bridge at building 2

The next board meeting is scheduled for August 31st at 7:30am.

Adjournment