

Summer Oaks Condo Association

Board of Directors Meeting

December 11, 2021

9:00am via Zoom

9:00am Gannon called to the meeting to order. In attendance via Zoom were Tracey Gannon, Geary Foltman, Tim McCumber, Russ Krella, Shelly Braun and Andi Simmons (excused and absent were Ed Cooney and Jerry Draves)

Secretary: (McCumber) Noted we do not yet have meeting minutes for Aug and Oct. Braun will coordinate with Simmons/Gannon/McCumber to get those minutes to the board for approval/review at the next meeting. Braun will then take over the secretary role and coordinate meetings/agendas/minutes going forward.

Motion to bring those to the next meeting (March 26, 2022) motion by McCumber, 2nd by Foltman, carried

President's report: The Association has entered into an Agreement for Legal Services with Attorney Lydia Chartre, Husch Blackwell, Milwaukee on Dec. 8, 2021 regarding an identified registered sex offender who currently occupies a unit at Summer Oaks. At this timer the attorney has advised that the Board should notify all unit owners that a registered sex offender is residing on the property and provide resource links for unit owners to obtain additional information through available public records (Wisconsin Sex Offender Register). Gannon supervised the tree removal. There will be a credit off the full invoice from Meister for a tree outside unit 7 they couldn't get to. Gannon is still working to see if they are coming back to get the wood from the tree behind units 71/70. Balance of the invoice to be paid by summer, McCumber noted we have cash to pay the bill in January.

VP's report: Tree removal was the largest concern, no other items to report.

Treasurer's report: \$5,501 check for Meister's (½ of tree removal) will go out on Monday, Dec. 13. Financials as of the end of 10/31/21. \$43,158 in checking and \$71,955 in reserves. Awaiting the balance owed to Deano, who has not billed yet. McCumber asked to receive the "rent" ledger for maintenance fees so he can determine who has paid ahead on HOA fees for the year. Invoice from Allen (\$2,700) for Fall clean-up is approved. Simmons mentioned a bill from Deano - \$4,500, unit 28 and ? unit wanted to extend the walkway in the bay. The money for this bill is taken from an offset previously held of \$5,000 for Raven from Capital projects. According to McCumber we are in a position to take no money out of capital projects through 12/31/21. Simmons indicated we did pay the \$5,000 balance on walkway to Deano 4/2/21 – we are holding an \$844 (as directed in the August board meeting) invoice from March for changing stair layout and installing platform. McCumber noted on repairs, almost \$1800 to Terrytown for pump by building 5/6, we will have another pump by 8/9 that will need to be paid for as well – another \$1800 not accounted for in financials. McCumber reports snow removal we will have an extra \$2,900 in available budget, as we have no expenditure to date – which covers the last landscape bill. We have \$700 remaining in the Septic budget which can be moved to 2022 to pay for the new

pump for buildings 8/9 in January. Project to have \$24,000 remaining in checking at year end with the bills noted being paid (including the full bill to Meister for about \$11k). motion to approve financials by Braun, 2nd by Krella, no further discussion, all in favor, motion carried.

Buildings & Grounds: Report by Krella:

- Removed 10 trees (Meister) and trimmed 6 trees, Gannon noted she asked Meister at her own expense to trim the tree by her unit. The climber came on Tuesday, 12/8 – that bill is about \$1,300 (which is within the original estimate). We may need to consider replanting trees where they were removed, discussion should follow at the March 26, 2022 meeting. Discussion on the tree behind 70/71 and whether the remains will be pulled up or left as is.
- Regarding Terrytown Plumbing, had a message that a pump at 8/9 was not working for septic, we will have another \$1800 bill for this one (see references in the Treasurer's report).
- Terrytown inspected the "sink hole" area in front of building one and found nothing wrong with septic system in that location, The reported that the waterflow from the parking lot by building 3 is directing all of that water to this septic field. Krella has asked the landscaper to take a look at what it takes to redirect that water down the hill before it gets to the septic field. McCumber did note that this type of work may need a filling & grading permit from the County. It could require engineering in the end, which would be more costly.
- Tennis courts, nothing has advanced yet in that, on hold pending the decision with the septic. Hold until January/March likely.
- Krella recommends parking lot resealing before work on tennis courts.
- Gannon added sidewalks related to the north side of building 3, she says we need to get it on for Spring – possibly \$4,500+ for that (old estimate). Concludes Krella' report.

Property Manager – no report, Gannon asked about a new software which is forward-facing for unit owners to log on and create a tenant portal. See balances, etc. McCumber mentioned possibly adding Nextdoor as well as an online option.

Unfinished Business:

- Boat lifts, Krella spoke to Kassner 12/10 – Kassner is concerned about the lifts by the road and won't move them again until it's resolved as to who will pay. Deano requires another \$450 to move them again. McCumber indicated the Town of Merrimac has no issue with where they are located, Kassner was grandfathered into being allowed to have outdoor storage. The property owner nearby is demanding they be moved. Discussion is that this is not a condo association responsibility. McCumber will pursue getting a letter from the property owner, to say it's okay that the lifts stay until Spring. Discussion ongoing as to any potential storage options for the lifts on SOCA property.
- McCumber did update on the Gene Harbort property that the county has sued the property owner and won for shoreline issues, he is being required to do shoreline restoration under this lawsuit.

- Simmons will reach out to the County to see if there is any opportunity to lease storage rental space at the boat launch for unit owners' lifts.
- Krella has no updates on negotiations regarding Gene and water usage on the restaurant property. Concerns raised as to whether or not the building is secured/winterized.

New Business: Lydia Chartre, the attorney, did respond regarding the registered sex offender occupant. Lydia recommends the board send a letter to all unit owners notifying that a sex offender is living onsite, not identify who or where, providing a link to the Sex Offender Registry. McCumber is inquiring about cost with this attorney, bill rate is \$460/hour is there a reason to use a local atty with a bill rate more like \$275/hour. The property manager and Board President will be our point of contacts with the atty. The board is directed to funnel any questions for the attorney to Simmons and the Board President so they may be relayed at one time to avoid unnecessary additional expenses. T

- Questions for Lydia: Does she have templates for how to add this in as a declaration change?
- Will it be more cost effective for Simmons to direct the mailing, certified letters on declaration change to owners and banks.
- Special meeting/vote needed for unit owners/banks? We need 70% approval to get a declaration change. Can we rather adopt them into rules from a tenant/renter position?
- Property Manager will send a hard-copy letter and email to the unit owners as initially directed by the board and attorney. Will also get an estimate of the expense related to the dec change.

Other:

- Braun asked to have Allen remove snow from behind the mailboxes, Krella will contact him.
- Next meeting scheduled March 26, 2022.
- Braun, as Secretary, will assume duties of meeting agendas, minutes and invites going forward. .

Motion to adjourn by Foltman at 10:48AM , 2nd by Braun, all were in favor, meeting adjourned.