

Summer Oaks Condo Association

Board of Directors Meeting

January 10th, 2016

Blue Spoon Café

- I. **Call to Order**- 9:17 by President Brian Schaible

- II. **Secretary's Report**- Bev Stearns
Approval of the minutes from the last board meeting was tabled until the April meeting. Bev will send the draft of the minutes out via e-mail.

- III. **President's Report**- Brian Schaible
 - A. This is Brian's first year as President of the board. He is hoping for a "fresh start" this year by improving communication between the board and the association members.
 - B. Bob and Donna Siil in unit seven are seeking board approval for a construction project in the lower level of their unit. After discussion, a motion was made by Geary Foltman to approve the project. The second to the motion was by Bev Stearns and the project was approved.

- IV. **Vice President's Report**- Tom Pepper
No report

- V. **Treasurer's Report**- Tim McCumber
 - A. *Budget*-final expenses for last year were on budget or under budget in most categories, leaving SOCA in good shape. Some corrections were made after discussion at the annual meeting in a few categories, but did not affect the budget very much overall.
 - B. Tim projects funds of \$10- \$15K in the checking account and \$10K in reserves at the end of this year if the budget remains on track.
 - C. Motion was made by Brian to accept the financials as read. Tom Pepper seconded. Motion carried.

- VI. **Buildings and Grounds**- Russ Krella
 - A. *Stairs/Walkway*
 - Cost to install aluminum stairs between buildings 8 and 9 will be \$57K. Materials are in to the contractor, and he can begin as soon as weather allows.
 - Cost to finish the walkway is \$21K. Total cost of the stairs and walkway project will be \$98K, including the cost of the other half installed last year.
 - Motion was made, seconded and passed to approve the remaining amount of \$78K to complete the second phase of the walkway and put in the new stairs at a previous meeting.
 - We will work with Deano in paying for the projects as they are completed and as funds become available.
 - B. *Upcoming Projects*- Bottoms of both buildings near foundations are showing signs of water damage and rot resulting from improper construction methods when they were first built. Additionally, both buildings will need to be re-sided in the near future. This will need to be

considered on our list of large projects to be done down the road. Also, the walkway behind building one is in need of a complete reworking with a retaining wall and new concrete walkway. This will most likely be our next major project and is expected to cost around 45K.

C. *Shoreline*-Meister has completed the entire shoreline project. Grass seed and straw were laid in areas that were used for access. It should look great as it grows in. Many dead and leaning trees along the water's edge were removed and it looks much better now.

D. *Tree trimming*-Oaks and other trees around the property that were becoming overgrown will be trimmed this winter while they are dormant.

E. *Septic Issues*-Have been cleared up.

F. *Wash Machine Replacement*- SOCA paid to replace one machine in building 5 since we collect and use the money that is generated by the laundry.

G. *Other*

- Rear Decks on the gray units still need to be painted. This should cost around 40K. At present, we cannot find a contractor to do the work. We are still considering more permanent solutions to deal with those decks as an alternative to painting them.
- Pool Projects- Discussion took place about bushes that were removed at pool and replacing them or not. We may leave them for now and reconsider them at a future date as part of a larger pool area rehabbing project. For now, Shaun will seed the areas where the bushes were removed.
- Discussion took place about ways to control the top-down erosion behind buildings 8 & 9. The shoreline work has addressed the bottom-up erosion, but we still need to consider alternatives for controlling the other issue. We will sow wild flowers in the spring and contact Dixon for other possible solutions.

VII. **Property Manager's Report**- Andi Simmons

- The recreational easement for Cove's Court will remain the same this year. Letters will be mailed as usual to collect those dues.
- The restaurant will be billed in March for water usage for the last period. Rate is the same.
- Dryer vents are due to be cleaned this fall. Andi has found a new contractor who charges less and may also provide other elective services to residents.
- Andi discussed ways to and frequency of communication to SOCA residents in the upcoming year. We will publish the agenda and meeting dates as soon as they are available as well as updates on current projects. Andi will send via e-mail.

VIII. **New Business**

A. Action Items-previously discussed

B. Set Next Meeting Date- **Sunday, April 10th**. Location to be determined.

IX. **Adjournment**

Motion to Adjourn-Brian, *Second*-Russ Meeting adjourned at 10:35 a.m.

