



**DRAFT MEETING MINUTES
SATURDAY, AUGUST 9, 2025
Gibson Akers'-Unit 4
S8161 Kassner Road, Merrimac**

Roll Call - President Gibson Akers called the meeting to order at 9:03 a.m.
Present were Gibson Akers, Kris Bartel, Kathy Hartmann-Breunig, Tim McCumber, Jerry Graves, Ed Leuck and Andi Simmons via phone.
Proof of Notice was given on the website and emailed.
Proof of Quorum was confirmed.
There were no Agenda revisions.
Motion and second by K. Bartel/T. McCumber to approve the Minutes of May 10, 2025 as written and presented. Motion carried.
T.McCumber gave the Treasurer's Report with a printed Budget to Date.

Reports of Board Committees

- J. Graves reported Russ received a quote for the tennis courts replacement for approximately \$35,000 for one tennis court and 3 pickle ball courts with black coated fences dividing each but not new exterior fencing. J. Graves was asked obtain a formal written quote. T. McCumber reported this cost would come from the Capital Reserves account. A basketball court was suggested to also be added and considered at some point in the near future.
- Hot tub repairs were completed.
- The gate repair consisted of a spring/hinge replacement for approximately \$400.
- The water issue was mentioned to the new restaurant owner and the Board asked Gibson to work with Andi to draft a formal letter for the Board to review before sending to our attorney for review.

Building 3 Walkway Railing - Issue was discussed and Kris reported that he and Russ talked with the Owner about the proposed plan the Board wanted which included rock installed up to the path edges and our landscaper will do the work.

Complaint heard regarding landscaper not mowing completely per the contract. After discussion it was decided Andi will schedule an in-person meeting with the landscaper and Andi, Gibson, and Jerry.

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Building 1 Parking Lot Runoff - The letter received from the Home Owners Association gives SOCA until Sept. 15, 2025 to respond. T. McCumber reported on the findings. Russ and Tim have met with the landscaper and they also walked through it with Tate, the County representative, in April. They will discuss with the landscaper to see if he can get this done or we will consider looking for a different contractor to complete this work.

HVAC System - T. McCumber drafted a letter to send to our attorney before sending onto owners. A template would be used to measure units, enter their current information, and give the owner the required information to be followed when installing a new HVAC system at their expense.

Motion and second by K. Hartmann-Breuning/T. McCumber to forward this onto the SOCA attorney to get this issue resolved. Motion carried. The Board has until August 15 to get their suggested revisions to McCumber before he forwards to the attorney.

Septic Line Inspection-Andi reported she has had no response from Ripp. Andi will reach out to them again.

Building Key Audit is complete. J. Draves has the key to the key box. One owner still has to get their key to Andi.

Pier/Cove Adjustments - Deano's Docks looked at the Cove Pier and will readjust in the spring to be more level. G. Akers will request an estimate of how much work it will be to get new sections for some areas with legs, fingers, etc. This quote should be for the Annual Meeting so we have the amount.

Pier Audit - The pier audit has not been done yet. T. McCumber will send K.Hartmann-Breunig the current sheet of equipment for her to use in making a more detailed and clear map.

Removal of Fallen Tree (Unit 11 side) - The Board decided to wait until winter when it is frozen since that hill is all sand. The Board will decide if we can do it ourselves or need to call in a tree service.

Building 3 Pot Hole - The Board will fill this in themselves (J. Draves and G. Akers will work on it).

Mounds Electrical Box - This is located by the new storage building. The structure is solid. Other structures have issues and it was decided to put these on the Memorial Day Cleanup list.

Proposed Budget 2026 Review - The Board reviewed the proposed 2026 Budget. G. Akers and T. McCumber will meet with Josh to proposed a multi-year contract. Motion and second by G. Akers/K. Hartmann-Breunig to raise the monthly by \$10 and approve the proposed budget.

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Motion carried. Motion and second by T.McCumber/G. Akers to increase the Association Outlot fee from \$420 to \$430 for 2026. Motion carried.

Annual Meeting - Andi has reserved the Ruth Culver Library and the meeting will start at 9:15 a.m. Andi will contact Deano's Docks for this year's prices. Up for re-election is Ed Leuck and Gibson Akers.

Unit 3 Valves/Spigot and Shutoff Locations - The Building shutoff valves were all located and will be marked.

Owner/SOCA Outdoor Deck/Landscaping Responsibilities - Discussion was held on the maintenance requirements by Owners and SOCA for decks and landscaping. The Board will work on a more concrete plan for deck inspections and requirements. J. Draves and R. Krella have sample materials. The Committee will draft a proposed itemized list regarding deck inspections so it can be reviewed by the Board in January.

Gray's Soffit/Squirrel Problem and Unit 68 - Squirrels were trapped and issue resolved.

Gray's Drainage - This was resolved by Meister.

Prairie Plumbing and Heating is being bought out by RDH Plumbing

Unit 81 Windows - The Board agreed the same crank out window must be installed to keep all buildings uniform. J. Draves will talk with the Owners.

Unit 65 Gutter Cleanout, Deck, Bees, Siding - Andi will obtain a quote for gutter cleanouts, after the leaves have fallen this fall, for Buildings 5, 6 and the Grays. The Board did not agree to power wash that unit again. Andi will have the Pest Control contractor look into the bees at Units 65 and 75. J. Draves will look into the light issue on Unit 65's deck. Andi agreed to email Unit 65 regarding this decision.

Topsoil and Reseeding - Building 3 had a bush and tree removed. Building 5 needs a tree. J. Draves suggested moving a Red Maple from his property to Building 5. J. Draves also suggested moving another Red Maple from the drive to the old restaurant where needed. He said the Gray's dumpster has a spot to fix also. J. Draves and G. Akers will work on this.

Gray's Pump Station/Raiser Replacement - G. Akers reported a small odor and believes weekend usage adds to this issue. He did find that lids aren't chained and locked and one is sunken down quite a bit. Andi will contact Strander to take care of this. The Board would like Strander to do an inspection at the same time.

Building 1 Stairs - G. Akers reported the poor condition of the stairs on Building 1. The Board will take a look and put on the next meeting agenda.

Next meeting is following the Annual Meeting on October 4 at 9:15 a.m.

Motion and second by K. Hartmann-Breunig/K.Bartel to adjourn. Motion carried.

Respectfully submitted by,
Kathy Hartmann-Breunig, Secretary

BOARD MEMBERS 2025:

President – Gibson Akers (Unit 4)(2025)

Jerry Draves (Unit 79) (2026)

Vice President – Kris Bartel (Unit 11) (2027)

Russ Krella (Unit 80) (2027)

Treasurer – Tim McCumber (Unit 1) (2026)

Ed Leuck (Unit 2) (2025)

Secretary – Kathy Hartmann-Breunig (Unit 41) (2027)