

Summer Oak Condo Association

Annual Meeting Minutes

Saturday, Oct. 4th 2024

A. Roll Call

- a. Call to order at 9:30 am

B. Proof of Notice

- a. Andi announced proof of notice was sent via email and mailed.

C. Proof of Quorum

- a. 57/60 units
- b. 26 Proxy's
- c. 31 in attendance

D. Reading of Minutes of Preceding Annual Meeting

- a. The minutes have been posted and distributed to unit owners.
- b. Unit 71 moves to approve minutes of preceding annual meeting, Unit 76 seconds, all in favor.

E. Report of Officers

a. *President*

- i. Regan had stepped down due to time commitments. And positions is vacant. Tim speaking on behalf of president.
- ii. Tim spoke on what seats are open. All class C seats are open, there are 3 board positions open today.

b. *Vice President*

- i. Thanks everyone for their time and patience with all the projects.

c. *Secretary*

- i. Nothing to report at this time.

d. *Treasurer*

- i. Budget is presented, explanation on revenues with special assessments and expenses.
- ii. Unit 30 asks about capital reserve budget, Tim explains how the money is being moved from certain accounts for projects.
- iii. Unit 71, asks about \$125,000 assessment in the budget and the cost of the project.
- iv. Unit 5, asks about pool expenses at the bottom. It breaks down cost per unit and helps calculate what the out lots cost for the recreational easement is.
- v. 71 motions to approved treasure report, 12 second. All approved.

F. Report of Property Manager

- a. Andi thanks everyone.
- b. Andi thanks Russ, Jerry, and Geary for their experience and time on grounds/buildings.
- c. Andi thanks Ed, Gibson and Tim for their experience as it has been helpful managing tasks.
- d. Andi introduces new owners to SOCA.
- e. Andi thanks Josh and crew for pool operations.

- i. Josh speaks to glass in the pool area and its impacts. Along with minor children under 13 needing to have adult supervision over 18. Josh reminds individuals that grills are not allowed in the area.
 - ii. Unit 30 ask if cameras at the pool have been utilized, Josh/Andi answers that they have been utilized and helpful.
 - iii. Tim echoes Josh's statement on glass and the process to clean the pool.
- f. Andi speaks to dryer vent cleaning, the importance to clean and complete the form.
- g. Andi speaks to water testing, Tim explains as that we are have to comply to DNR regulations. The DNR requires a tracking of what pipes are used to track lead pipes. Andi states the paperwork with the DNR has been filed. There is water testing requirements and assistance from owners has been helpful.
- h. Andi will be working on a key audit. Explains that keys are used for emergencies and the importance of having access to keys for units.

G. Report of Committees

- a. Buildings & Grounds
 - i. Russ speaks to stairs at buildings 1 and bridges at unit 8 & 9, with the goal of limiting yearly maintenance, concrete and metal railings help with this.
 - ii. Russ speaks to the parking lot project, with the inadequate base. Including the process of measuring the base and what resources we found to assess in our decision to move on the project. We looked at cost and the need to do it properly for the future.
 - 1. Tim & Ed also spoke about the homework done on the project with the base of the lot. Jerry spoke to the business working on the price with us and they have been helpful.
 - 2. Unit 12 asks the type of rock under, the base was clay which retained water and is not a good base. Therefore rock had to be brought in.
 - iii. Unit 76 ask about dock maintenance and the impact on the parking lot, Russ states that they plan to dock removal in the next week. Board with communicate with Denos to limit driving on parking lot.
 - iv. Unit 12 asks about placing docks in a different locations, the board will look at options.
 - v. Unit 75 asks about hand railings and if their esthetics, the board stated this the best option with limited maintenance.
 - vi. A question asked about ADA compliance
 - 1. Unit 74 explains that code does not require hand railings under 3 steps isn't required
 - vii. Unit 30 express no interest in having the tubes by their bridge, the board will look at alternatives.
 - viii. Unit 69 states plantings along railings may help make it look better
- b. Jerry states that some trees were removed this past year. Tim asks that owners speak with the board before planting new trees.
- c. Russ asks that individuals to keep their heat through the winter and the impacts on owners with water leaks.

- d. Unit 72 asks about pressure washing the building. Russ explains it is on owners for spot treatments, for buildings the HOA will look at what areas that may need it.
- e. Unit 12 ask about lighting, near the parking lot. The board will work with contractors to get this fixed.
- f. Unit 30 asks about sidewalk lighting as well, explained lights are out.

H. Unfinished Business

- a. Unit 41 asks about decking business from last years meeting. Explained the situation regarding the decking and that the HOA is not in place to redo decks and will revisit this conversation at a different time.

I. New Business

- a. Election of Board of Directors— 3 open Board Seats
 - i. Geary withdrew from the election.
 - ii. Unit 11, Kris introduces himself
 - iii. Unit 41, Kathy introduces herself
 - iv. Unit 80, Russ introduces himself
 - v. With no other candidates, Unit 76 moves to accept current candidates to the board. Unit 30 seconds, all in favor.

J. Approval of Budget

- a. Tim introduces upcoming budget
- b. Unit 69 speaks to the increase of insurance costs. Andi speaks to the cost of the condo insurance and the unknown pricing across the industry.
- c. Unit 11 motions to approve, Unit 76 motions to approve,
 - i. Unit 5 asks about increase in monthly fees, increase is to cover increasing cost.
 - ii. 3, 6, 10, 26, 53, 57 opposed.
 - iii. Motion carries.

K. Such Other Business as may be brought before the Members

- Unit 68 ask about the restaurant property and survey stakes. There is a new zoning meeting at the next town meeting.
 - Unit 71 ask about water access, it is explained the easement water access was only for a restaurant.
 - Unit 5 ask to clarify that the water access would be capped. The line could be capped, but the board will explore options moving forward depending on what the property will be used for.
 - Unit 30 ask about legal action on erosion, that is currently unknown.
- Unit 69 thanks boards for their work, he ask for more transparency from the board in agenda and better timeliness.
 - Tim apologies for the miscommunication on not getting back in a timely manner.
 - Russ & Tim explain the issue at hand and the systems in place for the specific HVAC Unit 69 is asking for.
 - Unit 69 explains his research and how he addressed the concerns. The conversation was tabled for further discussion at the next meeting.
- Unit 57 ask about the communication regarding the project at Greys and would like to be included in project communication.
- Unit 30 by laws had not been added from 2022 meeting and the tennis court discussion.

- Unit 73 will be sending resurfacing options and the board will look at further options for the tennis court.

L. Adjournment

- a. Unit 30 motions to adjourn, Unit 72 seconds, meeting is adjourned.