

Summer Oaks Condo Association
Board of Directors Meeting Minutes

February 10, 2024

9:00am

- I. **Call to Order**
 - a. Meeting called to order at 9:10 am, all board members present.
 - b. Tim motioned to appoint Regan Trimmer to the board, motion 2nd by Gibson and all approved.
- II. **Approval of Minutes from the Oct. 7, 2023, Board of Directors Meeting**
 - a. Tim motions to approve the minutes, all approved.
- III. **Secretary's Report**
- IV. **President's Report**
 - a. President transition
 - i. A new president will be appointed at 04/20/24 meeting.
- V. **Vice President's Report**
- VI. **Treasurer's Report**
 - a. Budget Review
 - i. Landscape budget was over budget due to large ticket items.
 - b. Snow removal cost for season
 - c. Insurance Provider Update
 - i. American Family was unable to provide a quote.
 - ii. We save 10% when paying insurance cost in full, board is in an agreement to continue doing this. Board will pay the total cost back over the year.
- VII. **Building & Grounds**
 - a. Pool Updates
 - i. Pool Operator Contract
 1. Josh has signed a contact for the upcoming season.
 - ii. Badger Pool is scheduled for opening.
 - iii. TDS will be scheduled to turn on utilities.
 - b. Cove Stair Update
 - i. Majority of project is complete, railing to be ordered and installed this spring. Cost for railing is \$5,600. Research on new transition steps to the piers will be researched, depending on cost the board will look into replacing these.
 - c. Parking Lot Project Update
 - i. Project not scheduled as of now, currently waiting on bridge project to be scheduled. The project will take 1 week to complete. Andi will check on permits with the county.
 - d. Bridge Project Update
 - i. Steve's is still planning on completing the project. Board will work with Steve on scheduling the project.
 - e. Trash Enclosure Update
 - i. Area is staked out, currently working to find a contract to complete the project and fencing.

VIII. Property Manager Report

- a. Fire inspection to be complete on 05/24.
- b. Andi will check on dryer vent cleaning that same week for owners to opt into.
- c. Board discussed verbiage for notifying condo owners that their condos will be accessed for safety inspections.
- d. HOA Spring clean up will be 05/24. The Merrimac Township cleanup will be 05/18.
- e. Trash/recycling service is going well.
- f. Andi will reach out to landlords to remind renters of pet policies.

IX. Unfinished Business

- a. Recreational easements for the Coves & new out lots
 - i. Recreational easement cost for the next year will be assessed. Current cost is \$350. It is suggested to raise the cost to \$390 per unit, this is based on a pool cost of \$30,000 divided by 77 units. Tim motions to raise the recreational easement, seconded by Russ, all are in favor.
 - ii. The board reviewed the out lots status, they are not apart of the Coves HOA and do not have any recreational easement rights. The board is open to out lots joining the recreational easement; however, it will be up to the out lot owners to file the easement paperwork if they want to join. We will assist by providing the language for the easement agreement paperwork.
- b. Special assessment update
 - i. Andi stated that owner payments are coming in.
- c. EV Charging Stations
 - i. The board has reviewed the cost of EV charging stations, at this time the cost benefit is too great for the HOA to burden the total cost. The HOA will continue to evaluate this as cost become more affordable.

X. Other Business

- a. Merrimac Fire burning brush pile
 - i. Gibson will reach out to Merrimac Fire for a scheduled burn and a donation to the fire dept. for service.

XI. Adjournment

- a. Jerry motions for adjournment, seconded by Gibson, all in favor.

XII. Next Board Meeting

- a. Next meeting scheduled on 04/20/24 at 9:00 am.