



MINUTES OF APRIL 18, 2026 GIBSON AKERS UNIT

The meeting was called to order at 9:04 a.m by President Gibson Akers. Present were Cindy Guzman, Russ Krella, Andi Simmons, Tim McCumber, Gibson Akers, Chris Bartel(via zoom) Jerry Draves, Kathy Hartmann-Breunig. Member Josh Ertel present. Proof of notice was given and quorum met.

Motion by R. Krella/second T. McCumber to approve the minutes of January 25, 2026 as presented. Motion carried.

Reports given were

1. Outdoor-Josh Ertel reported the pool and deck were to be cleaned by Badger Swimpools. Andi will confirm via email for date and time.
2. Jerry Draves report on railings was moved up due to his back injury. Railing samples were observed and discussion held on the maintenance free goal of the railings. Buildings 8 and 9 would be white railings. Motion by G. Akers/second K. Breunig to have the companies price out the full replacement cost for the front side of Buildings 8 and 9 for year 1; Buildings 5 & 6 for year 2; and Buildings 1 and 2 for year 3. Motion carried. Russ and Jerry will continue with pricing options to be presented at the Annual Meeting.
3. Russ reported he will call Dickson for soil bags to be dropped off so we can place them around the retainage area on the backside.

Jerry left the meeting due to back issues.

4. Motion by G. Akers/second C. Guzman to approve yearly general maintenance for the tennis court and not to exceed \$6,000. Motion carried. Russ will get a contract for the tennis courts to be washed and cracks filled this year.
5. Andi will obtain quotes for all parking lots to individually be seal coated from Colton.
6. Skylights need to be replaced due to age. Discussion on if we have enough budget dollars to do then or if we need to do an assessment. Motion by G. Akers/second T. McCumber to have Andi follow up with the quote for skylights. Motion carried.
7. Attic insulation in Unit 10 can be done by owner since it is not a structural issue,

8. Rips Jetting on the waterlines done last fall. A quote for Building 3 septic covers sunken and caps that need fixing was \$1,400. Motion by T. McCumber/second R. Krella to do the repair. Motion carried.

Treasurer Report by T. McCumber showing \$12,000 net proceeds for the year and \$15% of the maintenance fee to savings per new Fanny/Freddy required allocation.

G. Akers will talk to Jerry about a quote for the goats for the next two years.

Andi reported the fire protection is scheduled for Memorial Day Week so most owners are present for unit access. Chimney cleaning is scheduled after the annual meeting in October.

Andi reported the restaurant owner has not paid the \$700 repair bill for the waterline that had to be fixed under his building on a weekend last fall. Andi will get a quote from RDH for cost to cap off the line. Russ agreed to talk to the owner first.

Cindy reported the brush pile did not get burned all the way, Motion by T. McCumber/second G. Akers to donate \$1,000 to the Merrimac Fire Dept. for their time. Motion carried. Russ suggested hiring a chipper to remove the remaining brush. Andi agreed to call for a quote on chipping.

Unit 81 complained about ants. Andi will check with PPE on rodent baits being empty.

The HVAC split system was discussed. After extensive research on the HVAC split systems, motion by G. Akers/second T. McCumber to agree to not allowing the splits as an option. Motion carried.

G,. Akers reported SOCA now has a gmail account and drive for all documents to be stored and easily accessible to all board members.

Pool will be opened the weekend before Memorial Day Weekend.

Buildings 8 and 9 need sidewalk and deck repairs. The Board decided to wait with this until the roof repairs for financial reasons.

The spring newsletter to all owners went out and the cleanup day and BBQ were listed in it. New mulch this year and the picnic offers hot dogs and brats with owners bringing a dish to pass, George and Margie will host again in their yard.

Water pipe testing is required by DNR so they get the lead and copper inventory of the lines for the state. We must cooperate and the State uses a free service. Tim reported the Grays on Kilpatrick are not on lead lines. If lead is found, SOCA is required to replace them.

Next meeting date is August 22, 2026 at 9:00 a.m. with location to be determined.

Motion by G. Akers/Second by T. McCumber to adjourn at 11:21 a.m. Motion carried.

Respectfully submitted by,
Kathy Hartmann-Breunig, Secretary

BOARD MEMBERS 2026:

President – Gibson Akers (Unit 4) (2028)

Jerry Draves (Unit 79) (2026)

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

Russ Krella (Unit 80) (2027)

Treasurer – Tim McCumber (Unit 1) (2026)

Cynthia Guzman (Unit 50) (2028)

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