

Summer Oaks Condo Association

Board Meeting Minutes

April 22, 2023 9:00am

Present: Russ Krella, Geary Foltman, Shelly Braun, Gibson Akers, Ed Leuck, Jerry Draves and Tim McCumber along with property manager, Andi Simmons. Absent:

- Meeting was called to order at 9:15am.
- Approval of Minutes from the Jan. 21, 2023, Board of Director Meeting. Motion to approve by McCumber, seconded by Braun, all in favor.
- Secretary's Report
 - Discussion on using alternative communication/messaging applications, it was decided to stay with email communication for now.
 - Discussion to hold more frequent meetings, decided to stay with quarterly meetings due to board member schedules.
 - Discussion on social media & newsletter, sticking with yearly newsletter and if residents want to create independent social media groups that would be ok.
- President's Report
 - All documents and information transferred to new president.
 - Working on creating a committee to review condo rules.
- Vice President's Report
 - Continuing to work on grounds projects.
- Treasurer's Report
 - Budget is current through the end of January.
 - The water budget will be over due to new water testing rules.
 - Landscaping will be over due to winter damage & tree removal.
 - Inventory of docks/piers
 - Andi will find old inventory list.
- Buildings & Grounds
 - Pool updates, Badger Pool to clean May 4th
 - Repair of cracks & divots in deep end of pool
 - Badger will check on painting/repairs on reopening
 - Phone will be activated and Josh added to TDS account
 - Badger set to come Sept. 21st to close the pool
 - Sidewalks
 - Cracking between units 1 & 2, Ed will work on looking into repair.
 - Pool & tennis stairs estimate from Steve Yanke and may be fixed.
 - Landscaper projects to be completed & updates
 - Rock near well houses
 - Tree near holding tanks, may need to be removed
 - Landscapers are planning to revise billing
 - Update on cameras for pool and key-card entry system
 - Card reader

- Budget for system came in higher than expected,
 - Estimated at \$8,000
 - Did not include electrician
 - Will look at additional companies for new quote.
 - Depending on cost, board will evaluate this in the future.
 - Camera
 - Ed working on getting into pool building for power/mounting.
 - \$1,500 estimate, Ed will get final price and send out.
 - Lorex system.
 - Rules/Policy will be created for board to review.
- Building 1 dock stairs update
 - An email from Unit 6, willing to donate materials.
 - Working on measurements for replacement for new stairs in 202.
 - Minor repairs may be made to get through the season, board will discuss and evaluate.
- Building 1, water retention near parking lot stairs & water retention near septic system
 - Drainage trench has been done by landscapers this spring, nothing further needed.
- Grays, water retention near parking lot steps to boat dock
 - Repairs will be done by Steve Yanke in the future.
- Tree removal report (planned & unplanned)
 - The lake side stumps will stay due to hill and unable to get equipment in there safely.
 - The stumps on north side should be removed, but couldn't get to it due weather at the time.
- Tree replacement
 - Board will review this during walk through .
- Wood pecker repairs
 - Sauk Prairie Repair will make minor repairs.
 - 3/8th Cement board for long term repair, will have an estimate
- Property Managers Report
 - Property Insurance Renewal
 - Overall increase in cost of insurance.
 - Monthly vs. Annual payment
 - Board will save money with an annual payment.
 - Foltman motion to move money from reserves and pay back in 12 month, seconded by Braun. Motion approved by all members. Andi will work on payment and bank to move money.
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- Unfinished Business
 - Review of seasonal boat lift storage
 - Minimal damage to land for winter storage, board will continue to review for the future
 - Harbort water negotiations

- Due to the leak board will explore estimates for a shut of valve to the building.
 - Pool season extension update
 - Will look at this with Josh on next contact negotiations.
- New Business
 - Spring cleanup, punch list and priority projects
 - Date
 - Saturday, May 27th
 - BBQ
 - Food & gathering will be coordinated by Akers
 - Review any items from John Lind's email
 - Braun will reach out to Lind with his concerns.
 - Electric car charging
 - Many electric charges are credit card based. Board is concerned on return on investment. There are only a few EV owners as of now. The board will come up with charging guidelines and continue to review this as it becomes more popular.
 - Chimney Cleaning
 - Scheduled for end of May, fire protection testing will also be done in the Gray units at this time. Andi will send out communications and corrindate.
 - Rental units, landlord's providing tenant contact info
 - Andi has this information and isn't circulated as public. Andi will also reach out to landlord regarding items in windows in Unit 13
 - Garbage/recycling pick up day
 - Pick-up is currently on Wednesday
 - Monday pick-up is likely, Andi will work with service provider

The next board meeting will be held in person on July ??nd, 2023, at 9AM. Location to be determined.

The meeting then moved to a walkthrough of property, a motion to adjournment was not recorded.