



MINUTES OF THE REGULARBOARD MEETING
Saturday, January 24, 2026
9:00 A.M.
KRIS BARTEL'S CONDO

President Akers brought the meeting to order at 9:05 a.m. Board members in physical attendance: Gibson Akers, Jerry Draves, Kathy Hartmann-Breunig, Kris Bartel, Tim McCumber, Cindy Guzman. Members via zoom: Russ Krella and Andi Simmons. Guest present was Chris Hanson, SOHA.

Proof of Notice was met. A quorum was present.

Chris Hanson addressed the Board about the runoff at the parking and possible continued issues with erosion. He believes sediment down below will be a primary issue and they are concerned. R. Krella reported that Tim Dickson still has work to be completed at the berm he installed. Akers thanked Chris for coming.

J. Draves reported the railing was installed at Building 3. Building 9 has water erosion issue which has been an ongoing problem.

Motion and second by G. Akers/T. McCumber to have Dickson repair or landscape this area by Building 9 and not to exceed \$10,000. Motion carried.

Jerry reported the arborvitaes are gone. Allen has put down hay and grass. Still working on tree removal and Jerry will review the quotes list to be sure everything is completed and the tree is down in Unit 65.

Roofs and skylights that need replacing were discussed. The cracks in skylights are the owners' responsibility. Get quotes for regular and motorized skylights with owner getting the option to replace and/or remove them. This should be shared at the Annual Meeting since it would be a special assessment.

Andi reported they have a maintenance tracking system. Buildings 1 and 3 will be needing new roofs per Stranders. Gibson requested quotes be obtained and Andi agreed to get quotes.

T. McCumber summarized the Treasurer's report. He reminded all that 10% of what we bring in goes to the Capital Reserves Account.

Barb Ertl has agreed to make new salt bucket signs. A school bus will be coming into the complex for a pickup with an easy turn around.

Andi Simmons gave the Property Manager report. Fire Protection will be done for Buildings 8 and 9 during Memorial Day Weekend so many owners will be available. Collection is all on track with a few

outstanding and tax information was given to the accountant. ACH increased this year by \$10. The Annual meeting will include Fireplace Cleanings and Dryers in 2028. New trash provider is Republic so let Andi know if there are any problems other than recyclables being full and is an every week pickup. Andi to send notice to owners now and also in Spring Reminder to tear down all boxes. Andi reported the contract is up 11/30/2026 and will check the terms to notify them in time if changing vendor. Put this on the August Meeting Agenda.

Tim, Chris and Gibson are working on the new HVAC requirements and policy. Hopefully by spring they will have something ready to review so it can also be presented at the Annual Meeting.

Squirrels in attics are still a problem. Jerry reported Buildings 8 and 9 had sealing of cracks done in top and bottom where light showed through. Soffit has some open air light which will be the next area to seal. Jerry will check Katie's soffit when she returns.

Gibson thanked Kathy for her work on the dock map. Kathy to add one more name on the channel side. Kathy will set up a google email and account and drive with documents shared for SOCA.

Motion by T. McCumber/second G. Aker to approve the November minutes as presented. Motion carried.

Jerry reported the Midwest Sealcoat bid was too high at \$90k for the tennis courts. We could present this at the Annual Meeting and recommend a \$1,200 assessment per unit and let the owners vote. The new fence would be an additional \$30K not in that projected assessment. Gibson requested we obtain two more quotes this summer so we have 3 for the Annual Meeting to present.

In order to open the courts this spring, maintenance will need to be done including crack sealing and paint over, and power washing (Midwest did it last time). Russ will obtain a general maintenance quote for the courts for the 2026 spring opening.

The pool is pushing 50 years and we will need to look at replacing/repairing it in the budget.

Jerry reported the parking lot at Buildings 5 and 6 needs resealing.

Gibson reiterated budget items: Roofs for Buildings 1 and 3; need a maintenance schedule for parking lots on a 2 or 3 rotation basis. We need to obtain a quote for the sealcoat for the new parking lot at the two gray buildings. Septic pumps will be this spring and Andi will check on the dates.

Jerry reported the camera shots Ripp did showed roots looking decent.

Cindy will check with the Fire Department on burning the brush pile.

Next meeting date is April 18 at 9:00 a.m. at Unit 11-Bartel.

Motion by G. Aker/second by J. Draves to adjourn at 11:01 a.m. Motion carried

Respectfully submitted by

Kathy Hartmann-Breunig, Sec

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)