



## **APPROVED MINUTES OF**

**Saturday, May 10, 2025**

**Kris Bartel**

**S8161 Kassner Rd, Unit 11 , Merrimac**

Roll Call - President Gibson Akers called the meeting to order at 9:06 a.m.

Present were G. Akers, K. Bartel, T. McCumber, K. Breunig, R. Krella, E. Leuck, Andi Simmons.

Absent: J. Draves. Guest: Ed Faber.

Proof Of Notice was given on the website and emailed.

Proof of Quorum was confirmed.

There were no Agenda revisions.

Motion and second by T. McCumber/Ed Leuck to approve the Minutes of January 25, 2025 as presented. Motion carried.

T. McCumber gave the Treasurer's Report with a printed Budget to Date.

Report of Board Committees

- Pool quotes - Josh Ertel did not get a quote from the Wisconsin Dells pool company. Proceeded with Badger Swim Pools this year. Used Poseidon Power Washing to clean the pool.
- Tennis Court/PickleBall courts need to be resurfaced and/or upgraded. Need quotes to do this and probably won't get completed until next summer. Need to look at the budget vs. quotes and how it will be paid for and will present it at the Annual Meeting.
- Building 3 bridge railing update - Some owners dislike the look of the aluminum railing and discussion held on possible options. Allen Landscaping will be here today at noon and we will discuss with him on options available.
- Parking lot retention pond-Tate Hillman from Sauk County met with T. McCumber and agreed that what The Association is doing is acceptable. The Condo Association needs to put sandbags at the top and make sure the slope does not exceed 20% and we will have met the requirements.
- Goats-date for shoreline cleanup - Second week of June.
- The Building 1 odor resulted in finding nothing. Could have been a dead mouse. Discussion held on electrical box and photo shared. At cleanup day we will add pea gravel to block the areas mice can get in for Buildings 5 and 3.
- Update on possible HVAC unit resulted in an extensive document by T. McCumber first detailing what is Association owned and what is member owned. Discussion held on

making all buildings/units look the same and clean. Nothing should be allowed on any exterior walls of buildings as the Association owns the exterior walls and the Owners will own the HVAC units and pay for all installation and upkeep of them. Ed Faber voiced his opinions to the board as well as presenting another HVAC system as a possibility. Motion and second G. Akers/Kathy Breunig to continue to evolve the process and easements and have a committee bring back options at the August meeting. Motion carried.

- Septic Line Inspection-Building 5 is a tree issue. Andi was asked to schedule the camera for all remaining septic lines.
- Andi reported the website appears to be fine for this Association. She does not recommend any change at this time. Discussion held on options available for maintenance records. Motion and second by G. Akers/Kathy Breunig to table this review of the website until fall/winter when the office is slower with maintenance requests. Motion carried.
- Key audit-this has been done.
- Pier audit date will be scheduled with T. McCumber, R. Krella, and G. Akers to do it. The pier map is a hand drawn map and Kathy requested a more professional map be made and available on the website, especially for new owners.

K. Hartmann-Breunig left the meeting. Kris Bartel resumed minutes.

- Hire a company to remove the downed tree on Unit 11 side.. Ask Alan (landscaper) to level out in front of Building 5 and plant grass and a tree and about maintenance in front of lake side of Building 1
- Invite everyone to attend clean up day.
- Russ to talk to new restaurant owners about water usage.
- Russ will try a sticky board for outside Unit 68 to see if we can catch what's going into the hole.
- Gray building drainage-Russ contacted contractor for a cost estimate.
- Cove pier adjustments-Russ will ask Deano to reset.
- Building 3 pot hole - Board will review today on site walk.
- Mounds electrical box backing/post replacement-John will contact them and report to the board.
- Memorial Day Cleanup -
  - Gibson to talk to George and Margie about food pick up and see if they can cook
  - clean electrical panels and add pea gravel,
  - Units 68 and 69 have volunteered to bring power washers to do the Gray's stairs down to the water,
  - Check socks on drains in front of 8 and 9, pier walkway in front of building,
  - Fluff up mulch with metal rakes.
- Next Meeting Date set for August 9 at 9:00 a.m. at Gibson Akers.
- G. Akers adjourned the meeting at 12:10 p.m.

**BOARD MEMBERS 2025:**

President – Gibson Akers (Unit 4)(2025)

Jerry Draves (Unit 79) (2026)

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

Russ Krella (Unit 80) (2027)

Treasurer – Tim McCumber (Unit 1) (2026)

Ed Leuck (Unit 2) (2025)

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