

Summer Oaks Condo Association

Annual Meeting Minutes

October 01, 2022

9:00am at the Ruth Culver Library in Prairie du Sac

9:16am Foltman called to the meeting to order with a motion by Unit 2 and 2nd by Unit 59, motion carried.

In attendance for the board were Geary Foltman, Russ Krella, Shelly Braun, and property manager Andi Simmons. Absent were Tracey Gannon, Tim McCumber, and Jerry Draves.

Introduction of new unit owners.

Property Manager, Andi Simmons, provided proof of notice of the annual meeting. It was emailed out to all unit owners on September 9th, 2022, and physically mailed to all unit owners on September 13, 2022.

No unit owner requested a reading of the annual minutes from October 2021. A motion was made by Unit 5 to approve those minutes as entered and 2nd by Unit 76. All were in favor and the minutes & motion were approved.

President's report: Gannon absent, Braun read a prepared statement by Gannon.

VP's report: Foltman, thank you to the volunteers that hep on the grounds: Jerron, Fred, Mike, Jeff, Josh & Barb. Thanks to Russ for the use of his ATV. Randy & Chris rebuilt the landing to the walkway at the bottom of the stairs. A huge thank you to everyone who continues to volunteer and donate their time and effort.

Secretary: Braun, board met last October, following the annual meeting, and elected officers: President, Gannon, VP Foltman, Treasurer McCumber, Secretary Braun. The board additionally met in January, March, June, and August of 2022 leading up to this meeting. Meeting minutes are drafted following each board meeting and approved at the subsequent meeting and then posted to the SOCA website.

Treasurer's report: McCumber, absent: Braun reported on current cash balances, cost overruns and expense increases. No questions.

Property Manager report: Simmons reminded owners how to handle emergencies, where to call. Also, an update on HomeWise who handles all of the condo documents related to sales and refinances. A reminder on locks, if you change keys or codes to provide that to Andi to be documented for service and emergency needs. In winter, if you are not in your unit over winter keep your heat at a reasonable level (62-65 recommended), open cabinet doors and closet doors to allow circulation. Reminder on septic, no driving on lawns, items list of what's acceptable. Trash service change and thanks to those who report their large items directly to be picked up. Thank you to those on sight for making notifications.

Reminders of natives in Coves Court – those folks do pay an annual fee

Buildings & Grounds: Report by Krella (list by Draves):

- Volunteers trimmed along walkway by buildings 8 & 9 removing buckthorn
- Raven replaced siding along the well house that was damaged
- Dead trees removed and others trimmed back, with more trees on a watch-list for the coming year
- Sidewalk replaced in spots in front of building 8
- Building 5 sidewalk sections scheduled to be replaced in 2023
- Building 3 sidewalk sections replaced in 2022
- Building 9 sidewalk sections to be done in Spring 2023
- Tennis courts, need resurface, cost would be \$17k this is future and not in this budget
- New striping and sealcoating of lots in Summer of 2022. Lots in front of buildings 8 & 9 not completed, those lots need to be replaced, but that's a future item not in this budget until gas prices come down
- Pool repair Josh reports sand filters replaced for about \$2500, pool had to be shut down for a week in the middle of July to fix it. We passed the state inspection. Also had to fix another pump house valve, caused the pool to leak, minor other repairs on hoses and valves. Problem again with glass this year. It is reminded that glass on the pool deck can shut the pool down for 2 weeks. All unit owners are minded if you see something say something, it is everyone's responsibility. Minors under 14 : if under 14 you must have someone 18 or older to supervise them and cannot be in the pool area otherwise. Badger pools might be here in October to resurface the pool, weather dependent, this was approved at last year's budget.
- Unit owner asked about closed-circuit cameras at the pool area. Raise of hands by those in attendance as to interest in installing cameras – majority raised hands in favor. Building & Grounds will research the matter.
- Insulation project on buildings 8 & 9, headed by Jerry is completed
- Need to come up with something for the stairway in front of bldg. 1, building & grounds is working on it
- If your unit has a skylight, they are your responsibility, unless the roof is leaking. All roofs were replaced in the last 6 years. Decks are also part of limited common elements; association does not take care of our decks. Comments by Unit 76, reading of the condo documents which state it is the associations responsibility for major repairs of limited common elements, including decks. Unit 51#, stated we will not pay for deck repairs for greys. If the association is to care for things like stain and maintenance, a special assessment would be needed. Unit 2 questioning about guidance for deck repairs/replacement. Krella indicated we can coordinate a contractor and offer paint/stain prices in bulk to all. Painters need to sand vs. scrape or it won't hold up. Unit 76 volunteered to look into potential contractors for deck maintenance to be share with unit owners.
- Question from unit 5 related to rock around pump houses, Krella states landscaper is still supposed to complete that along with damage in front of unit 64, also a mulch pile needs to be removed by main pump house.

- Building 8 & 9, water inside lower units goes straight up and provides water to the upstairs. If you shut off your valve, make sure you didn't shut it off for the upstairs unit.
- Hoses, no nozzle by units 76 noted, remove your hoses for winter.
- Do not trim shoreline, it is not allowed (unless its buckthorn).
- Sloan, bridge by bldg. 3 is limping along. Ertel noted weeds, if not maintained, should have the planting removed.

Unfinished Business:

None

New Business:

Election of Board of Directors – 3 open seats two class A and one Class C

- New Board members Ed Leuck, Gibson Akers, Russ Krella. Krella will fill the seat vacated by Ed Cooney which has a remaining term of two years.

Proposed Bylaws Amendment:

Braun read the proposed bylaws change verbatim. Questions as to sellers responsibility of compliance when selling a unit. It was noted that it is the buyers responsibility to be in compliance with all condo declaration, bylaws & rules.

A motion to approve the bylaws change was made by unit 5 with a 2nd from unit 57. The motion passed with one vote against from proxy for unit #67.

Approval of 2023 budget:

Braun provided an overview and that with approval of this budget the unit owners are also approving an increase in HOA fee from \$250-\$275. Also discussion and questions from unit 72 as to why we didn't charge a fee for annual lift storage. Braun noted that the association will continue to look at options for if/how we can charge . Donations are likely not possible as we are not designated as a non-profit organization which can accept donations. Motion unit 59 to approve the budget, 2nd by unit 9 , opposed 2 proxy's and #57

Other Business:

Unit 28, requesting if we could have a porta potty by the pool and Community fire pit by the pool. Noted as a potential liability. Keep pool open into October? Discussion on cost and time, potential for next year's budget. Should we have painted lines in parking lots. Board agreed to further discussion of requests at a subsequent meeting.

Unit #57, leaf guards on building #1, maybe they need to be looked at. Russ will look into

Eggert unit #68, maintenance issues seem to be related to absentee owners. How can we address that? It was noted by the property manager that they do provide a service for checking vacant units.

Motion to adjourn 11:24AM by Sloan unit #29 and 2nd by #57, all were in favor. Meeting was adjourned.

DRAFT