



**Summer Oaks Condo Association**

**Board of Directors**

**Meeting Minutes - January 25, 2025**

**Location: G. Akers Home**

**I. Call to Order**

Meeting called to order by Gibson Aker at 9:14 a.m. Present: In Person were Gibson, Kathy, Tim, Russ, Jerry and guest Josh Ertel. Via zoom were Kris, Andi and Ed.

**II. Approval of Minutes from the Board of Directors Meeting**

a. August 7, 2024

b. Oct. 5, 2024

Motion by Russ, second Tim to approve the minutes of August 7 and Oct. 5, 2024 as presented. Motion carried.

**III. Secretary's Report**

First meeting for the new secretary and she had nothing to report.

**IV. President's Report**

Building 5 & 6 have a light in the hallway to be looked at.

**V. Vice President's Report**

Kris reported Building 1's smell was reported by others in the building. Kris mentioned last summer he had a backup in his laundry room that he cleared. Kris then suggested there may be an issue with the line since others in the building had reported the smell.

**VI. Treasurer's Report**

a. Budget Review

Tim reviewed the financial report distributed. Suggested audit of piers this year.

**VII. Building & Grounds**

a. Pool Updates

i. General Pool Contractor

ii. Pool Manager Contract

May 8 and September 19 are the pool dates for 2025.

Badger Pools vs. In Depth Services, LLC of Wisconsin Dells.

Josh will get emergency response time for In Depth Services, LLC. Andi will get a quote from Poseidon Power Wash Service for power washing the pool and get a commitment for better service from Badger Swimpools.

Josh Ertl was present and addressed the Board regarding his contract.

Motion by Russ, second by Tim to pay Josh \$1,500 more in 2025 and \$1,500 additional in 2026 and after that the Board will revisit Josh's contract and anyone can leave the contract at that time. Motion carried.

b. Tennis Court Resurfacing

Russ will get a quote from Denny at Midwest Sealing for resurfacing Pickle Ball courts vs. repairing. Also, we will set times for the court and post a sign.

c. Building 3 Bridge Railings

Russ will look into redirecting the water and removing the railings complained about by Unit 30.

d. Building 1 Parking Lot Run-Off

Tim and Gibson will get Tate and Dickson together to review the current retainage pond.

e. Landscaping Contract

The Board agreed to continue this year with AJ Landscaping. Andi will contact them.

f. Goats on The Go

Motion by Russ, second by Jerry to use Goats on the Go. Motion carried. Jerry will contact them to schedule the shoreline cleanup.

**VIII.**

**Property Manager Report**

**IX.**

**Unfinished Business**

a. Unit 69 HVAC

Ed Faber's HVAC request was discussed. The Board directed Andi to send him a response refusing his plan but that the board will continue to see if there is a way to uniformly apply this modification for all units.

**X.**

**Other Business**

a. Lawyer & Filing Service (Kaman & Cusimano)

Motion by Kathy, second by Tim to hire Kaman & Cusimano at \$1,500. Motion failed. Andi will continue as previously done.

b. Septic Line Inspection (Ripps)

Motion by Gibson, second by Tim to schedule septic line inspections for Units 57, 1 and 3. Contact Gib to access buildings.

c. Spring Clean Up 05/24

Date is set for May 24, 2025 for annual clean up.

d. Badger Ammo Clean Up

Discussion held on the condo well and it being 375 ft. deep and under a granite-like shelf and below the aquifer.

e. Website

Discussion on possible website platform change for ease in posting documents by our Board so they get done quicker. Motion by Gibson, second by Kathy to research alternative websites. Motion carried.

f. Chimney & Fire System Inspections

This year we need to schedule fire inspections and collect the forms at the annual meeting.

g. Key Audit

The key audit has not been done yet.

**XI. Adjournment**

Motion by Kathy, second by Tim to adjourn at 12:46 p.m. Motion carried.

**XII. Next Board Meeting**

Next meeting scheduled for May 10, 2025 - Kris will host at 9:00 a.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)