

Summer Oaks Condo Association
Board of Directors Meeting Minutes-APPROVED 1/25/2025

August 10, 2024

9:00am

- I. **Call to Order**
 - a. Meeting called to order at 9:11 am.
- II. **Approval of Minutes from the April. 20, 2024, Board of Directors Meeting**
 - a. Moved by Jerry, second by Tim. All in favor.
- III. **Secretary's Report**
- IV. **President's Report**
- V. **Vice President's Report**
 - a. There was a good turnout for the summer cleanup, there was 34 yards of mulch used.
 - b. There are three board seats up for reelection.
- VI. **Treasurer's Report**
 - a. Budget Review
 - i. There were repairs to done to the wells and septic system, thus increasing those budget lines.
 - ii. The increased cost for pool maintenance was due to back billing from Badger Pool and a new sand filter.
 - iii. Garbage costs also increased this year after the budget was set.
 - iv. Landscaping and snow removal are on track for the year, landscaping budget may need to increase for next year.
 - v. Jerry motion to accept the budget, 2nd by Gibson, and all in favor.
 - b. Budget going into Annual Meeting
 - i. Review of proposed 2025 budget.
 - ii. Possible increase of monthly dues by \$25.
 - iii. Increase landscaping and pool budget.
 - iv. Gibson motions to accept 2025 budget, 2nd by Jerry, and All in favor.
- VII. **Building & Grounds**
 - a. Pool Updates
 - i. Badger pool apologized for the rocky start to the year.
 - ii. Question about brining in water to speed up opening the pool, this has been explored but the cost high and running the water to fill the pool is also good for the well system.
 - iii. A new winter cover will be needed, Andi is working with Josh to order a new one.
 - b. Parking Lot Project Update
 - i. Approximately 40% of the base is wet has to dry out before being paved.
 - ii. An amount of base may need to be removed before being paved.
 - iii. Currently waiting for contractor to return and check progress.
 - c. Bridge Project Update
 - i. Gray's are complete and will need landscaping.

- ii. Railing is near completion and exceeds code, to do both side would cost an additional \$10,000.
 - iii. Building 3's bridge will also be replaced this fall.
 - iv. Hand railing is also going near the tennis court steps.
- d. Trash Enclosure Update
 - i. Fence will go up once black top is complete
- e. Building 1 Parking Lot Water Retention
 - i. Dixon is working with engineering to get approvals
 - ii. Looking to begin on this project Spring of 2025.
- f. Cove Common Dock Condition
 - i. Ask Deno's to re-set cove common dock in Spring of 2025
 - ii. Hellenbrand Docks is a new contactor to Lake WI as well.
- g. Building 1/3 Sewer Update
 - i. Tree will be cut down due to the roots causing damage to sewer lines.
 - ii. Rips will inspect lines to insure everything is fixed.

VIII. Property Manager Report

- a. A key audit will be needed shortly and additional items will be needed.
- b. Insurance coverage is a concern, Andi stated that the HOA being proactive in maintaining the property has helped keep coverage as other properties in the area have not and their coverage is being dropped.
- c. Issue with individuals responding to dryer vent cleaning, it is proposed that we collect this information at the annual meetings moving forward.

IX. Unfinished Business

- a. Special assessment update
 - i. All units have paid and up to date.
- b. Unit 69 HVAC
 - i. Continuing to look into this, concerns regarding replacement of siding, selecting a preferred vendor. The board will continue to assess options.

X. Other Business

- a. Unit 57 Septic Riser Request
 - i. This has been scheduled.
- b. Annual Meeting Planning
 - i. Meeting is scheduled at the library and refreshments will be available.
- c. Roofing
 - i. Roofs will need to be looked at, Andi will reach out to contactors for bids
- d. Grey's Dock Outlets
 - i. Some outlets are not working at docks. Determined that outlets at the docks are the owners responsibilities to up keep and that running extension cords is not allowed.

XI. Adjournment

- a. Gary motions to adjourn meeting, 2nd by Tim, all in favor.

XII. Next Board Meeting

- a. Annual Meeting Saturday, Oct. 5th at 9:00 am with the board meeting to follow