

Summer Oaks Condo Association

Board Meeting Minutes

January 21, 2023

Present: Russ Krella, Geary Foltman, Shelly Braun, Gibson Akers, Ed Leuck, Jerry Draves and Tim McCumber along with property manager, Andi Simmons. Absent:

- Meeting was called to order at 9:02am.
- Approval of Minutes from the October 01, 2022, Annual Meeting. Motion to approve by Leuck, seconded by Akers, all in favor.
- Approval of Minutes from the October 01, 2022, Board of Directors Meeting. Motion to approve by Draves, seconded by Foltman, all in favor.
- Secretary's Report
 - Akers introduced as new secretary, nothing to report.
- President's Report
 - Braun is new board president, currently working through transition. Braun has received lock box keys and working on retrieving documents from previous president.
 - Pool operator contract was signed for this upcoming season.
 - Biennial bylaw review committee to be formed, Braun will work on recruiting owners to create the committee. Goal will have review complete by August 2023.
 - Further discussion on if committee assist in reviewing deck bylaws regarding major vs. minor repair responsibilities.
- Vice President's Report
 - Nothing to report by Foltman.
- Treasurer's Report
 - McCumber reporting end of the year financials are on track.
 - Funds from savings were not needed to cover expenses.
 - Leuck asked for clarification regarding Coves Court revenue. McCumber explained that due to how HOA's were setup access is granted to the Coves Court HOA and pay a yearly maintenance fee to access the pool & tennis court. The fee increased this year, the bill is sent out on in March and paid in May.
- Buildings & Grounds
 - Foundation coatings on buildings 8 & 9 have been complete.
 - Trees near the Grey's were trimmed to fit boat lifts.
 - Ice melt is available in storage for the landscapers.
 - Landscapers completed tree branch removal from heavy snow.
 - Krella noted that steps at the tennis court need to be replaced. McCumber will reach out to the concrete guy and Leuck will look to see if minor repairs can be done.
 - Camera & Key Card System
 - Leuck researched Camera & Key Card System
 - Reviewed light commercial vs. residential. Lorex system was looked at specifically with 2 camera system minimum that would be placed on pool house.

- Leuck stated that he could install the system. Estimated cost to purchase at \$1,000. Monthly data fee is \$5. Leuck will get an estimate for next meeting.
 - Review of key card system from Entrance Systems out of Muskego. A stand-alone system with two entrances, is less expensive. Estimated cost around \$1,500. Would need to hire electrician to run low voltage power to gates, estimated cost of \$1,500. Total cost \$3,000.
 - Motion my McCumber to install security camera and gate access, also recommended Hills Wiring for electric install. No opposition, motion carried.
 - Ed will work on final estimates.
 - The burn pile has grown in size and needs to be burned off. McCumber will reach out to Merrimac Fire to see if they would burn it. A burn permit from the DNR is needed. Once clarification on who is completing the burning, a burn permit will be purchased by the HOA.
 - Leuck mention the use of composite boards on deck. Group agreed that there was no issue with composite board as long as it matched stain color.
 - Cove boat slip stairs in need of repairs. Foltman & Krella went to a boat show, currently working on additional options for replacement. Mentioned that power washing steps may help extend life and make them less slippery. Power washing will be added to spring clean up list.
 - Draves noted that cracks on tennis court that were sealed have began to reappear.
- Property Managers Report
 - The yearly water quality inspection fee has been paid. Testing standards from the state have changed, thus an increase in cost. Andi has sent out email with updated requirements. Water testing/survey may need to be complete for each individual unit. As the new requirements a put into place we will get better clarification on what this looks like for the HOA.
 - Chimney & Fire Place inspection – scheduled for May 22nd 2023, Andi will send out communications. Cleaning and inspection will be done. Board member volunteers needed to go with inspectors, Draves & Braun volunteered.
 - Fire Inspection needed for building 8 & 9, Andi is looking to schedule this. Contract with Summit Fire inspection company for 3 years with a discount. Contract will be reviewed and then discussed. Braun asked that this be scheduled for the same time as the chimney inspections so that volunteers will already be onsite. Andi will work on getting this scheduled.
 - Pad lock keys have been updated, keys are now all the same throughout the complex.
 - Spring Newsletter will be coming out after next meeting
- Unfinished Business
 - Lift Storage Fee will be tabled until next meeting.
 - Harbort water negotiations, nothing needed at this time.
 - Ertel #57 deck request, nothing needed at this time.
 - Request from annual meeting to extend pool season, add a port-a-potty near the pool and have a common space fire pit. Board is infavor of putting the season back to the beginning of Oct., commonly the Monday after the annual meeting. Leuck will speak to

Joshua about extending the season. No board members in favor of port-a-potty or fire pit at this time.

- New Business

- Fee increase for Coves Court access to pool/tennis court due to raising cost. Fee can only be increased due to operating cost. Fee just increased this year. At the moment no further increase is needed.
- Recreational easement being extended to lots north of Coves Court. No support in extending the easement. If new homes are developed they will be dealt with on case by case basis and could be assessed a club access fee for access.
- Email received from John Kassner, Jr, which was forwarded to board members on January 11th. This email regarded the development of future buildings. The condo board recognizes there has been past determinations regarding the development and has no official position. Braun will email him back.
- Rec'd quote for painting decks for buildings 8 & 9, Unit 76 forwarded, \$109,000 to paint fronts & backs. \$4600/unit roughly if association was paying, individual unit owners would be a different cost (tops & bottoms) and will reprice. We could offer this up to unit owners as an option. Will provide by April meeting.
- Wood pecker holes – Leuck, largest hole is over unit #3, probably a 3" hole, something that needs to be addressed. Leuck could get a quote from Handy Harry, if we agree. Or Sauk Prairie Remodeling. Leuck & Draves will work together – Krella will send Casey & SP an email.
- Tree removal, Foltman has estimate: Do we want to proceed? It was decided Foltman will get a new quote to have all trees done. Foltman, Leuck can walk around with him, or Draves & Braun will also do it. McCumber to describe the property line on the West side. Krella will reach out to Meister for a second quote.
- Garbage pickup has been switched to Wednesday. McCumber asked if pickup switched to Monday due to summer traffic, Andi will speak to trash provider.

The next board meeting will be held in person on April 22nd, 2023, at 9AM. Location to be determined.

A motion to adjourn the meeting at 11:45am by Draves, seconded by Foltman. All in favor.