

Summer Oaks Condo Association
Board of Directors Meeting Agenda

August 19th, 2023

9:00am

- I. **Call to Order**
 - a. Meeting called to order at 9:02 am
 - b. All board members present in person, including property manager Andi
- II. **Approval of Minutes from the April 22, 2023, Board of Directors Meeting**
 - a. Motion to approve minutes by Ed, seconded by Gibson, meeting minutes approved
- III. **Secretary's Report**
 - a. Nothing to report
- IV. **President's Report**
 - a. Nothing to report
- V. **Vice President's Report**
 - a. Thanked Jerry for putting together a clean-up crew of residents from July wind storms
 - b. Asked to further discuss step replacement to cove stairs
- VI. **Treasurer's Report**
 - a. Budget Review
 - i. Re-Bid of HOA Insurance
 1. American Family Insurance may be out to check property
 2. Board agrees to check other possible providers for best price as it has been a number of years since we have insurance bids
 - ii. Goal of minimum reserves at 40% of operating expense
 - b. Gary motion to approve July 23 Budget, Russ 2nd, all in favor
- VII. **Building & Grounds**
 - a. Pool updates
 - i. Badger set to come Sept. 21st to close
 - ii. TDS will shut down phone/internet
 - iii. New gas meter will be installed by Alliant Energy this fall, Andi will schedule this
 - iv. 2024 Pool Maintenance Contract
 1. Josh will be contacted for new contact
 - v. Future Pool Maintenance
 1. Pool deck maintenance, Badger Pool is to look into this issues
 - vi. State of Wisconsin is making a push to automatic chlorinators, board will need to keep this in mind for the future
 - b. Sidewalks
 - i. Pool & tennis stairs – complete & paid
 - ii. Anything else before winter
 1. Ed notes unit sidewalks at units 1 & 2
 - c. Gray's Parking Lot Maintenance
 - i. Quotes 3
 1. Gasser \$59,000
 2. Pickets \$70,000

- c. Wood pile near septic
 - i. Gibson will follow-up for Merrimac Fire to possibly help with burning pile

X. New Business

- a. Unit 57 Letter
 - i. Due to HOA declarations the garage addition would not be permitted.
 - 1. Please see HOA declaration 14.C
- b. Camera Review Policy
 - i. Shelly to suggested policy/rules for property management reviewing footage
 - ii. Explain camera implementation and rules at annual meeting
 - iii. Tim to motion to adopt, 2nd by Jerry. None opposed
 - iv. Andi will notify owners
- c. Capital Project Tracker & Review
 - i. Gary to work on top project list
- d. Bulk Dryer Vent Cleaning
 - i. Andi will work on setting this up
- e. Annual Meeting
 - i. 10/07/23 at 9:00am
 - ii. Boat out date 10/08
 - iii. Materials & items to be sent out
 - iv. Dino's price sheet for lift/dock removal

XI. Other Business

XII. Adjournment

- a. Motioned by Russ and 2nd by Shelly
- b. Annual meeting on 10/07/23 at 9:00am