

Summer Oaks Condo Association
Board of Directors Meeting Minutes

April 20, 2024

9:00am

- I. **Call to Order**
 - a. Meeting called to order at 9:16 am.
- II. **Approval of Minutes from the Feb. 10, 2024, Board of Directors Meeting**
 - a. Motion to approve by Raegen, seconded by Tim, all in favor.
- III. **Secretary's Report**
- IV. **President's Report**
 - a. President transition
 - i. Raegan nominated president by Geary, second by Gibson, all in favor, Raegan was appointed HOA President.
- V. **Vice President's Report**
- VI. **Treasurer's Report**
 - a. Budget Review
 - i. The cost on trash, utilities, and insurance cost is increasing.
 - ii. Budgets are currently on track and waiting for the final April statement for special assessment.
 - iii. Gibson motions to accept treasures report, second by Ed, all in favor.
- VII. **Building & Grounds**
 - a. Pool Updates
 - i. Pool Opening
 1. Poseidon Power Washing will clean pool & pool deck on May 6th, as Badger Pool no longer offers this service.
 2. Goal is to have Badger Pool out May 13th to service and pool open shortly after.
 - ii. New pool chairs may be needed, Jerry will look into cost and types.
 - b. Cove Stair Update
 - i. Project complete and railings put on.
 - c. Parking Lot Project Update
 - i. On hold until bridges are removed & replaced.
 - d. Bridge Project Update
 - i. Project will begin 04/22, they will also be adding a curb and sidewalk replacements, along with railings. This will be an additional \$9,600.
 - ii. Motion by Gibson to approve the increased cost, seconded by Tim, all in favor.
 - e. Trash Enclosure Update
 - i. Waiting for permit.
- VIII. **Property Manager Report**
 - a. Spring Newsletter
 - i. Will be sent out shortly
 - b. Dryer Vent Cleaning

- i. Cost would be \$125 or owners could complete it themselves, target date would be by May 22nd/25th.
- c. Fire System Inspection
 - i. Summit Fire to inspect system May 24th
- d. Maps
 - i. Andi will work on taking old plot maps and digitalizing.

IX. Unfinished Business

- a. Special assessment update
 - i. A majority of units have paid, waiting on a final April report.

X. Other Business

- a. Spring Clean Up 05/25
 - i. Gibson will organize food.
- b. Unit 69 HVAC Request
 - i. Concerns for engineering & design with current esthetics, along with sound for neighboring units.
 - ii. Discussion regarding this request will be on going within the building & grounds committee. Andi will notify owner.
- c. Unit 57 Septic Riser Request
 - i. Terrytown would be the vendor, plans to replace will be in the works.
- d. Pathway Lighting
 - i. Gibson will work on ordering replacements and completing the work.
- e. SOCA Drop Box
 - i. The board decided that this is not needed at the time due to multiple other options such as mail or directly dropping off at the property management office.
- f. Water & Well
 - i. The water holding tank was cleaned & serviced. Tim is working with water providers for mapping the HOA water lines as the WI DNR is requesting this.
- g. Coves Court HOA Easement Cost
 - i. Coves Court HOA had inquired about the increase in the yearly easement fee. Cost for insurance, pool operating cost are increasing, board still feels the increase is warranted.
- h. Cover Court Out Lots
 - i. Cost is the same as other Coves Court, board discussed & reviewed
- i. Building 1 Septic Access Pipes
 - i. Access pipes no longer need to be as tall as they are. Jerry is going to cut them, so they are more esthetically pleasing but still accessible.

XI. Adjournment

- a. Gibson motions to adjourn the meeting, second by Tim, all in favor. The meeting was adjourned at 10:51am.

XII. Next Board Meeting

- a. August 10th at 9:00am