



MINUTES OF BOARD MEETING
OCTOBER 4, 2025
(POST ANNUAL MEETING)
Ruth Culver Library, Prairie du Sac, WI

Present were Gibson Akers, Jerry Draves, Kris Bartel, Cynthia Guzman, Kathy Hartmann-Breunig, Andi and Jeff Simmons. Absent were Tim McCumber and Russ Krella. Quorum was met.

President Akers brought the meeting to order at 10:44 a.m. at the Ruth Culver Library. Motion by K. Bartel, second by G. Akers to approve the agenda as presented. Motion carried.

K. Hartmann-Breunig will remove the word "Draft" from the August minutes and forward to Andi to publish on the website.

The following officer positions were approved:

President - Gibson Akers

Vice President - Kris Bartel

Treasurer - Tim McCumber

Secretary - Kathy Hartmann-Breunig

President Akers thanked Kathy for the new pier drawing created and Andi will have it posted on the website.

The Building and Grounds Committee this year will be Jerry Draves, Russ Krella, Kris Bartel.

Tennis/Pickle Ball Court and posts quote from Midwest Sealcoat obtained was for \$90k, new fences quote was for \$31k. It was agreed to keep exploring other companies for quotes to compare costs and options.

Gray door request was discussed for Unit 76. The Board agreed all doors on the units should be matching. It was suggested the Board create a guideline of standards to be used for owners to use when updating areas of their units, (i.e. window colors for buildings, paint colors, decking materials accepted, etc.) The Board will meet November 15 at 9:00 a.m. at Kris Bartel's condo to start the outline of standards, discuss where the HOA stands regarding reconditioning decks,

etc. to clearly outline the process for owners. Rules and Regulations and the Bylaws will need to be updated in the future.

The Board will send out a notice to the owners for anyone to volunteer to be on the committee that will recommend what Standards will be acceptable.

J. Draves obtained a railing quote for Building 3 totaling \$3,100 for two sides of railing which have a top and middle rail. Discussion was held on the quote from Driftless Glen Fencing Solutions for the installation of the railing plus \$1,500 for shipping. Motion by G. Akers, second by K. Bartel to approve the cost for the railing and Jerry's expenses to pick up the piping expected to be approximately \$500. Motion carried.

G. Akers reported the HVAC easement agreement will now go to the attorney's office for review.

Andi reported the 2026 pool open date will be May 11 and the close date will be Sept. 30. Josh has a two year contract and will need to be reviewed after the 2026 season.

Andi Simmons reported the company that cleans for Buildings 5 and 6 common hallway areas is Cleaning Connection and they clean twice per month.

G. Akers reported the runoff issue by Building 1 has been completed with rock. Akers sent a simple email to Chris Hanson informing him it was completed.

K. Bartel requests trees that overhang Building 1 be trimmed.

J. Draves agreed to rent a small excavator to pull out the arborvitae bushes that are an eye sore on SOCA's land by the old restaurant and no one takes care of them and no mowing is done. The Board agreed to do this on a Saturday when more could be there to assist Jerry.

Next regular quarterly meeting will be January 24, 2026 at 9:00 a.m. at Gibson Akers condo. K. Bartel will bring his speaker for the Zoom meeting attendees so they can hear the meeting better.

Motion by K. Hartmann-Breunig, second by G. Akers to adjourn the meeting at 11:41 a.m. Motion carried.

Respectfully submitted by
Kathy Hartmann-Breunig, Secretary
Summer Oaks Condo Association