



**MINUTES OF THE ANNUAL MEETING
SATURDAY, AUGUST 4, 2025
9:15 A.M.
RUTH CULVER LIBRARY, PRAIRIE DU SAC**

President Akers brought the meeting to order at 9:22 a.m. Proof of service was met via email and USPS mail. President Akers introduced the Board members in attendance: Gibson Akers, Jerry Draves, Ed Lueck, Kathy Hartmann-Breunig, Kris Bartel. Absent were Tim McCumber, Russ Krella.

Proof of Quorum was met with 25 Units, 26 Proxy's and 53 in attendance.

Minutes of October 5, 2024 stood approved as presented with the date being changed to October 4, 2024 by President Akers.

PRESIDENT'S REPORT: Gibson Akers reported the following:

- Thanked Josh Ertel and his team for their hard work with the pool this year.
- Thanked property managers Andi and Jeff for their hard work this year.
- Reminded everyone the dumpsters do not accept electronics or building materials. Someone left a large TV and now the Association needs to get it removed and there will be a fee. If anyone has an item that needs removing please contact Andi.
- Only SOCA owners can use the dumpsters for items at their condos and cannot bring in trash from other properties.
- The restaurant property is being divided into residential units. SOFA is open to negotiations with the owner on water usage. He reminded everyone to please stay off their residential property to avoid issues.
- SOCA will be putting together a Building Standards Committee to work on setting guidelines for everyone who wants to update their condos. All units must be in unison and match colors, materials, doors, windows, etc. Updates are to be presented to the Board for approval before work is started. If anyone wants to serve on this committee, please let G. Akers know.

COMPLETED PROJECTS:

- Nuisance animals have been addressed and hopefully solved now.
- The Building #1 runoff has been completed with rock installed in the drainage basin and looks nice.
- Gravel by the mailboxes have been installed.
- Inspection of Buildings 1, 2, and 3 had no intrusions and looked good.

- The water main shutoff valves are completed. Prairie Plumbing and Heating was purchased by RDH.
- Pier improvements in the cove were completed this year.
- The landscaper brought in topsoil and planted grass where trees had been removed.
- The Gray buildings were power washed to remove algae.
- New septic risers and locks have been installed.
- The brush pile over by the storage units will be burned after the first snow.

FUTURE PROJECTS:

- The tennis courts quote obtained was over \$100k. That needs to be put into the budget and managed so the Board is still working on available options.
- Pier improvements still need to be done as far as releveling.
- Parking lot 5 6, 1, 2, 3 resealing will be needed
- Next few years roofs will be needing replacement on some buildings
- Unit 31 - Railing needed by Bridge concrete. Jerry is getting quotes for railings to be installed.
- Unit 5 - Recreational Easement for Outlot - Akers said \$430 put into next year's budget under "pool"
- Unit 28 - Explain pier improvements for the browns. SOCA replaced the top decking only.
- Dead trees are a liability and Jerry has requested a quote but not received yet. He will follow up.

Vice President and Secretary had no reports.

Gibson Akers gave Treasurer Tim McCumber's Treasurer report:

- Insurance costs continue to climb. We've kept up with maintenance so far as we do have a healthy budget. Unit 69 if deductible has increased. Andi reported the deductible is still at \$10K.

Andi Simmons gave the Property Manager Report:

- Introduced new condo owners as follows - Unit 10, Unit 48, Unit 65, Unit 55.
- No delinquent payments or collection actions.
- Information is posted on the SOCA website so look there first. If you have trash items you need removed, call or email Andi.
- Water testing done is not just the well. They have to enter private units to also test water and ask for owner cooperation. Unit 31 asked if we had any lead pipes and Andi believes SOCA does not.
- Reminded all owners who live offsite to keep the units at a minimum of 60 degrees and open cabinet doors in the bathrooms and kitchens. If you need us to check your unit, just call.
- Thanked Josh Ertel and his team for the great pool service this year.
- Unit 75 asked about monthly fee ACH payments or if they can pay quarterly, semi annually, or annually.

BUILDING AND GROUNDS REPORT BY JERRY DRAVES:

- Goats on the Go were successful with reducing invasive weeds. Unit 57 asked for the goats to be extended further next year to include the edge of their property line. Jerry made note for next year. Suggestion was made to plant orchard grass also to keep weeds down.

- Building #8, South end - Darin in the parking lot had the outlet pulled off the pipe and Meister replaced it.
- Unit 68 thanked Jerry and Mike for the incredible amount of work they have done this year.
- Unit 9 asked if we could mulch every year.
- Unit 69 and Unit 57 reported the lawn care provider did a poor job on the lakeside this year. Gibson Akers reported that the Board has talked to them and was informed they had some business/employee issues but has now been resolved. Andi reminded all that this subcontractor is at a very affordable cost which is why we were patient with them.
- Unit 31 inquired if we gained more property from the restaurant survey. Jerry reported we did and that there are now arborvitae shrubs on our side that are not being taken care of.

OLD BUSINESS

- Unit 69 wanted clarity on meeting minutes being published. Policy is to post after they are approved, however, we now post draft minutes as requested last year so we are transparent. After the minutes are approved, Kathy then removes "DRAFT" and Andi has them reposted.

NEW BUSINESS

- Gibson Akers and Ed Luecks' positions are up this year. Gibson will run again but Ed will not.
- Unit 5 nominated Cindy Guzman from Unit 50 and Gibson Akers from Unit 4.
Motion by Unit 5, second by Unit 76 to accept the nominations. Motion carried. Cindy Guzman and Gibson Akers will service 3-year terms.
- The proposed Budget recommended by the Board was presented. Discussion on increasing the monthly HOA fee from \$325 to \$335. Unit 57 inquired if we were putting the increased amount to reserves and not the general fund? Gibson responded that for every \$5, it is \$3k per year added to the budget as increased income. Motion made by Unit 76, second by Unit 9 to accept the Proposed Budget as presented and increase the HOA fee by \$10 per month. Motion carried.
- Unit 76 reported in Building 8 that fire alarms go off often. Andi will have the system checked.
- Unit 68 reported that the subcontractor used for the new decks said no wood decks would be accepted anymore, just the composite material will be allowed. Gibson Akers disagreed saying the Board has never made that decision. SOCA does want all decks to look the same in color and shape but the standards have not been laid out yet.

Motion by Unit 69, second by Unit 5 to adjourn at 10:27 a.m. Motion carried.

Respectfully submitted by

Kathy Hartmann-Breunig, SOCA Secretary

