

Sauk Point Estates Homeowners Association Board Meeting
Tuesday, January 16, 2024 7:00 PM
MINUTES

Attendees – Dan Rosati, Kelsi Hau, Lacey Smith, Susan Jankovich

Absent – Kathy Speck, Bob Bouril

Call to Order – Dan Rosati called the meeting to order at 7:00 pm.

Minutes – Approve Annual Meeting Minutes of November 15, 2023. Minutes were approved by all present.

Treasurer's Report – Update on Budget and Expenses. Per Treasurer Lacey Smith, there is a \$24,238.16 carryover from 2023. Five homeowners have not paid the \$325.00 annual dues for 2024 for a total of \$1,625.00 in arrears. Lacey has texted previously and on 1/15/24 she hand-delivered letters to the homeowners. At the end of one week, if there are still unpaid dues, Kelsi Hau (Vice-President) will call the owners. Following Kelsi's calls, if there are still unpaid dues, President Dan Rosati will follow up with the owners.

Lacey indicated that of the 65 owners who paid the annual dues, 25 paid via PayPal and 40 paid via check. The transaction fee for each PayPal payment was \$10.00 which the HOA has absorbed.

Lacey also oversees the SPEHOA Website and the SPEHOA Facebook page. Lacey had notified SPEHOA members multiple times via Facebook and the Website that the Bi-Monthly Board Meeting for 1/16/24 was being held and all were welcome to attend. Lacey also included the link for the Zoom meeting. Outside of the SPEHOA Board, no other homeowners attended the Board Meeting.

Old Business –

○ **Committee Reports**

○ **Architectural Review Committee – Decorative Street Signs, Post Replacements and Mailboxes for SPEHOA members.**

Dan contacted Bob Bouril, Chair of the Architectural Review Committee (ARC) to oversee the design of new mailboxes. Cost per lot is approximately \$150 for mailboxes/posts plus approximately \$200 for installation. No time line has been indicated at present. However, at the Annual Meeting, Dan Rosati indicated that he will email lot owners to determine if they agree to replacement of the mailboxes. This communication would go out after we receive the cost estimates with the time frame. After review of the responses to the notification, the HOA Board would make a determination on replacement of the mailboxes.

Prior to this meeting, Dan Rosati recommended that we make Bob Bouril (our ARC director) a chairperson and honorary member of the SPEHOA Board. The Board members agreed to this proposal and Bob accepted. However, due to scheduling conflicts, Bob was unable to attend tonight's meeting. Bob has contacted a "handyman" regarding replacement of the mailboxes. Bob will keep the Board informed as to the cost and progress of this endeavor.

January 17, 2024

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- **Landscape Committee** - As Kathy Speck was not able to attend this meeting, she emailed the Board prior as follows:

Messner Landscaping's contract runs through November 2023. Kathy Speck contacted Messner's and they provided estimates for landscaping for 2024. Total for 2024 landscaping is \$14,674.70. The Board agreed and Kathy will notify Messner's of the Board's approval.

- **Covenants** – Since the Covenants were drafted June 7, 1996, multiple changes have occurred in the years since. At the Annual Meeting, Dan indicated that we need a minimum of 51% approval to amend the Covenants. With 70 properties, a 51% approval would amount to a minimum of 36 “yes” votes. It was decided to start the update process in the Spring, either electronically or with personal visits to the membership.

New Business

- **Sad News:** Homeowner Cletus Schey has passed away. A funeral service will be held on Saturday, January 20th in Madison. The Board will send flowers and Dan Rosati will attend the service.
- **Properties for sale – No properties for sale.**

Next Regular HOA Board meeting: Tuesday, March 19, 2024, 7:00 pm via ZOOM.

Adjournment – There being no further business, Dan Rosati motioned to adjourn the meeting; Lacey Smith seconded. All approved. Meeting adjourned at 7:30 pm.

Respectfully Submitted,

Susan M. Jankovich, SPEHOA Board Secretary