

Sauk Point Estates Homeowners Association Board Meeting
Tuesday, March 19, 2024 7:00 PM
MINUTES

Attendees – Dan Rosati, President; Kelsi Hau, Vice President; Lacey Smith, Treasurer; Susan Jankovich, Secretary; Bob Bouril, ARC Chair; Kathy Speck, Landscape Committee Chair.

Call to Order – Dan Rosati called the meeting to order at 7:00 pm. Outside of the SPEHOA Board, no other homeowners attended the Board Meeting.

Minutes – Approve Meeting Minutes of January 16, 2024. Minutes were approved by all present.

Treasurer's Report – Update on Budget and Expenses. Lacey Smith presented the 2024 Budget/Financial Summary which includes Year to Date total of \$46,530.82. Administrative annual expenses of \$500 includes expected costs for renewal of the SPEHOA website and web address as well as the cost for the SPEHOA's ZOOM account which is due in August.

Last year, for the first time, we offered online payment of homeowner's dues. Out of a total of 69 payments, 26 were made via PayPal.

Dan Rosati motioned for the Board to approve the Budget. Lacey Smith approved and Kathy Speck seconded the motion. All Board members approved.

Old Business –

- **Committee Reports**

- **Architectural Review Committee – 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. Initially, it was expected that the cost per lot would be approximately \$150 for mailboxes/posts plus approximately \$200 for installation. However, following Bob's extensive research, a number of companies would not even consider this undertaking. As it turned out, Fisher Custom Builders of Madison provided a comprehensive listing of materials and labor needed for this project. The actual cost of new mailboxes/posts/installation would be \$560 for each lot or approximately \$42,000 for new mailboxes for all the lots.

- No time line has been indicated at present. However, at the Annual Meeting (11/15/23), 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.

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Old Business – Continued

○ **Committee Reports - Continued**

- **Landscape Committee** - Kathy Speck indicated that Messner's Landscaping proposal for one fall cleanup included the following: Common Areas - Summerfield Drive & Goth Road at a cost of \$660.00; and Common Areas - Mineral Point Road & Welcome Drive at a cost of \$660.00.

Kathy Speck suggested that she and Bob Bouril may approach the Town of Middleton to explore options regarding the planting of trees in the Outlots. Per the Town of Middleton requirements, Outlots 1, 4 and 5 are drainage areas and no planting is allowed. Bob Bourill said that the drainage requirements are outdated, and there are plant species that could actually enhance the stormwater management capability of these areas.

- **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 initially decided to start the update process in the Spring, either electronically or with personal visits to the membership.

However, following discussion, it was decided to “table” the revision of the Covenants until such time as it may be feasible to not only get a 51% approval to move forward, but to have the funds available to proceed with the legal requirements.

New Business

- **Properties for Sale** – 7721 Almor Drive

Next Regular HOA Board meeting: Tuesday, May 21, 2024, 7:00 pm via ZOOM. Just a reminder, Board Meetings are generally bi-monthly unless otherwise notified.

Adjournment – There being no further business, Dan Rosati motioned to adjourn the meeting; Lacey Smith seconded. All approved. Meeting adjourned at 8:20 pm.

Respectfully Submitted,

Susan M. Jankovich, SPEHOA Board Secretary