

# **Sauk Point Estates Homeowners Association Board Meeting**

## **21 October 2020 Meeting Minutes**

Attendees: Jack Hemb, President; Lacey Smith, Vice President; Kathy Speck, Secretary; Dan Rosati, Treasurer

**Minutes** – Minutes of the SPEHOA Board meeting of September 17, 2020 were approved following a typo correction.

**Treasurer's Report** – Dan Rosati reviewed the financials, showing year-to-date expenditures of \$25,509.84 and a balance of \$6,650.16.

## **Old Business**

1. Delinquent homeowner fees – Lot 11 paid, leaving homeowners remaining with delinquent fees (Lots 14, 48 and 57). Following the last meeting, Lacey had researched and found several attorneys that work with neighborhood homeowner associations. Jack contacted one of those attorneys who has agreed to prepare a draft letter to send to the delinquent homeowners. The board will review and approve the letter prior to it being sent. The attorney will also be able to assist with establishing any liens that are necessary for fees that remain unpaid.
2. Hole in Outlot #4. No action was yet taken to contact the homeowner of Lot #7 (adjacent to the outlot) since the last meeting. Jack will follow up with the homeowner in the next couple of days.
3. Mowing – Invoices for mowing were discussed. Jack will follow up with Messner's to determine whether there are any outstanding invoices for this year's mowing and weed treatment.

Mowing request from Lot 14 homeowner. Additional attempts were made to contact the homeowner by phone, but the homeowner did not return the calls. It is likely that the homeowner figured out that the area they were inquiring about is actually their property, and not common area owned by the HOA, as the weedy area was recently mowed.

4. Deed transfer for property around Neighborhood sign – Since the HOA is maintaining the neighborhood sign and surrounding area, the board believes that the HOA should hold the deed to that property. Jack spoke with the developers

regarding transfer of the deed to the HOA and the developer said he will check into it. Jack will follow up with the developer, and obtain a legal opinion as necessary regarding the best way to handle this.

5. Architecture Committee – No action was yet taken on the formation of an Architecture Committee of the HOA Board.

## **New Business**

6. Political Signs in Common Areas – A Sauk Point resident expressed concerns to the board about political signs that had been placed in the common area by the Sauk Point Estates entrance signs on Welcome Drive and Mineral Point Road. The board agreed that it was not appropriate to display any political signs in the common area, and that they should be removed.
7. Budget and HOA Fees for 2021 – Dan walked through the first draft of a proposed budget for 2021. We will continue the budget discussion at the November meeting, after we have a clear understanding of the final common area mowing and related expenses for 2020. The board decided that a due date of February 1, 2021 would be appropriate and far enough from the holidays to not be overlooked.
8. The topics of above-ground pools and excessive numbers of cars parked in driveways was discussed. It was agreed that putting reminders in a neighborhood newsletter next spring may be an effective and friendly way to raise these concerns.
9. Other business – The idea of a post-pandemic neighborhood block party next fall was discussed. Consideration will be given for funds in the 2021 budget.

Respectfully submitted,

Kathy Speck, Secretary

**Next Meeting: Wednesday, 18 November 2020, 4:00 – 5:30 PM**