

Sauk Point Estates Homeowners Association Board Meeting

08 December 2020 Meeting Minutes

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

Treasurer's Report – Dan Rosati reviewed the financials, showing a year-to-date balance of \$3,500 that the association will carry over to 2021.

Old Business

1. Delinquent homeowner fees – Homeowners remaining with delinquent fees (Lots 14, 48 and 57) will be sent a letter from the attorney. The board reviewed and approved the letter with one modification, to change the interest accrual date to May 1, 2020, consistent with the communications sent by the board to homeowners. Jack will communicate the change to the attorney, who will send the letters to the three homeowners.
2. Response from Lot #7 homeowner – Jack has been unable to connect with the homeowner.
3. Response from Lot #48 homeowner – To be sent letter as described in #1 above.
4. Deed transfer from developer for area around Old Sauk neighborhood sign – Mark Kruchten prefers to retain the deed to the land, and have the HOA maintain the sign and the area immediately around it. Mark will consequently retain responsibility for maintaining the larger area beyond the sign, as well as liability for the entire property. The board will consider obtaining legal advice regarding this arrangement. In addition, Jack will talk with Mark K about the possible inclusion in the HOA of the additional, adjacent homes and lots.
5. Formation of Architecture committee – Lacey will place an announcement on the Facebook page asking for volunteers. She will also contact homeowners who had previously volunteered (Hobbs, Johnson, Burrell).
6. Landscape budget for 2021 – The proposed budget from Messner's was reviewed. They offered a discount for a three year contract. Outlots 6 and 7 were missed in the Messner's proposal, as well as refreshing the bark mulch around the Mineral Point Rd entrance signs. Jack will contact Messner's and request those additions to their budget proposal. The board agreed that the

three year contract would be a good option, given all of the effort made to get the maintenance in place, and the satisfactory work that had been performed. Beautification will be included in the budget to allow for additional plantings around the entrance signs as needed.

7. 2021 Budget and HOA Fees – The proposed 2021 budget was reviewed and unanimously approved. The board determined that, while a new annual assessment of \$480 was established in 2020, that amount serves as a maximum annual fee each year. The board decided that a fee of \$350 per lot in 2021 would provide adequate funds to cover the budget for the year plus a 20% reserve. As previously decided, the due date for payments will be February 1, 2021. Kathy will prepare a letter from the board to send to homeowners, and once the board has approved it, Jack will print and distribute the letter with the 2021 budget. Lacey will also post the letter and budget on the HOA Facebook page.
8. Next meeting – Subsequent board meetings will be moved to the third Tuesdays. Next meeting is January 19 from 4:00 – 5:30 PM via Zoom.

Respectfully submitted,

Kathy Speck, Secretary