

Sauk Point Estates Homeowners Association
Board Meeting
Thursday, October 23, 2025 7:00pm via Zoom
AGENDA

Attendees –

- ✓ Jim Patullo, President (Lot 46)
 - ✓ Paul Hutson, Vice President (Lot 49)
 - ✓ Kathy Speck, Landscape Committee Chair (Lot 37)
 - ✓ Lacey Smith, Treasurer (Lot 5)
 - ✓ Tracy Heath, Secretary (Lot 47)
-
- Bob Bouril, Architectural Committee Chair (Lot 68)
 - Dan Rosati, Past President (Lot 71)

Call to Order – We began the meeting shortly after 7pm (Tracy was late!)

WELCOME

1. Welcome, Meeting Objective and Record Attendance (Jim)
2. Approve minutes from previous Meeting (Tracy)

CURRENT BUSINESS

3. Treasurer's Report (Lacey) –

2026 Budget Discussion: We landed on the following.

- **INCOME** - Total income: \$24,500
 - HOA Dues for 2026: \$350/household (increase of \$25 from 2024)
 - Future - We were expecting 2027 and 2028 will each go up by about \$25 as well but that will be set at the end of each year.
- **EXPENSES** - Total expenses: \$34,700

- Landscaping - keep current budget amount of \$18,000
- Revision of Bylaws - \$5000 - but before we spend this, we will have to go through a process to get homeowners feedback of what we want changed and updated, work with an attorney, and this will have to go to a vote by the homeowners. We also indicated we will need to get approval by the lien holders of the households in the neighborhood.
- Street Sign Disposal - \$5000 - this includes about \$1500 to paint the street signs and \$3500 to get the entrance signs painted as well.

Since our expenses are over our income amount, we will be using some of the \$17,000 carryover leaving us with a \$10,200 carryover assuming all is spent as planned. We agreed this would be an ok carryover for this next year.

4) Topics for our Annual HOA Meeting

We will hold this on 11/12/25 as planned even though we will miss Paul at that meeting. Other alternatives didn't seem to work. I will get the notice out today to the homeowners about that.

We will confirm everything in one more short board meeting on 11/6/25. (agenda, dues, budget)

Key topics for Annual Meeting

1) **Vision/mission of HOA (Jim)** - slide deck of what we did this year, and what we have planned for 2026. That will lead into our request for an increase in HOA dues to \$350. (to confirm in 11/6 meeting).

2) **Landscape committee report (Kathy)** - we will talk about what was done in 2025 and what we have planned for 2026 - looking at ways to keep costs down, to have less of an impact on our wildlife, and to tackle our invasive weeds in the outlots.

3) **Architecture committee report (Bob)** - provide any updates the homeowners would need to be aware of.

4) **Sign Maintenance projects (Jim)** - We will share the vision of how we will get these updated in 2026. (\$5000 one time cost)

4) **Bylaws (Jim)** - We will explain our plans to get the bylaws updated but we need help from the homeowners on this. We will want to survey them and get input on what needs to be added/changed using Constant Contact. We will take the changes to an attorney to make the updates. The homeowners will need to vote on this and then we will need their help to get the lien holder approvals. We have a \$5000 one time cost in our budget for this.

NEW BUSINESS – Any new items?

NEXT MEETING: 11/6/25 at 7:00pm via Zoom