

**Sauk Point Estates Homeowners Association
Annual Meeting
Wednesday, November 13, 2024 7:00 PM
MINUTES**

Attendees – Dan Rosati, President (Lot 71); Kelsi Hau, Vice President (Lot 39); Lacey Smith, Treasurer (Lot 5); Susan Jankovich, Secretary and George Jankovich (Lot 29); Kathy Speck, Landscape Committee Chair & Gabor Kemeny (Lot 37); Bob Bouril, Architectural Committee Chair (Lot 68); Kurt and Nancy Brink (Lot 64); Jim Patullo (Lot 46); Paul Hutson (Lot 49); Matt Bohn (Lot 35); Tracy and John Heath (Lot 47); Dave Bien (Lot 3); Kate and Luke Southard (Lot 30); Denny and Pat Johnson (Lot 18); Peggy Comerford (Lot 38); Francis Friend (Lot 41); Perry Kemp (Lot 16); Lindsay Purtell (Lot 69); Tom (Rock) Mackie (Lot 55); Carly Leider (Lot 25); Kathy Pientka (Lot 8). A total of 21 Lots represented.

Call to Order - Dan Rosati motioned for the meeting be called to order at 7:00 pm. Susan Jankovich seconded. Meeting commenced.

- **Treasurer's Report** – Lacey Smith, Treasurer, provided an update on Budget and Expenses. Discussion ensued regarding the 2024 Budget, the 2025 Budget and Annual Dues. Following discussion, it was decided to keep the Annual Dues at the current rate of \$325.00. For 2024, Annual Dues were paid via Pay Pal by 26 Lots and 44 Lots paid by check. Lacey indicated she will investigate Zelle (online payment system) if the HOA decides to change banks. All approved the 2025 Budget. **Annual Dues for 2025 are due December 31, 2024.**
- **Architectural Review Committee (ARC) – Bob Bouril, Chair**
 1. **Update on replacing Mailboxes and Post Replacements for SPEHOA members.**
 - a. Bob reported on the process for updating the mailboxes and posts. This involved extensive research with multiple options reviewed.
 - b. Bob provided the Board with various options and following review/discussion, **The Board approved option can be found on the website:**
<https://saukpointestates.com>
 2. **Changes to property.** Bob reminded homeowners that prior to making any structural change, alterations, or additions to their property, they must submit a request for approval to the ARC. The required form is on the website under **Architectural Committee**.
- **Landscape Committee** - Kathy Speck, Chair; committee members: Rock Mackie, Nancy Brink
 1. The Landscape Committee has attended to a number of maintenance issues during the past year, including care of the 29 native oaks and hawthorns that the HOA planted in the last few years.
 2. After some severe storms this year, a number of fallen trees and damaged branches were removed and pruned. Invasive buckthorn and honeysuckle in the outlot on Summerfield Drive were also removed and remnants treated. In addition, seven trees at the Welcome Drive entrance were pruned. The mature ash trees at The Welcome Drive entrance will be treated for emerald ash borer in the spring.
 3. In past years, the outlots were mowed only once – in early summer. In Summer 2024, all of the outlots were mowed twice. Several meeting attendees made positive comments about the improved appearance of the outlots with the two mowings.
 4. The board had previously requested additional tree planting in the large Outlots around Welcome Drive, beside the walking path. In 2021, Kathy Speck had approached The Town about this, but the Town denied the request based upon the language in the existing plat map

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that forbids planting in outlots that are designated as drainage areas. The board suggested that another attempt be made to convince the town of the benefits of planting trees and other vegetation in those areas that could offset the drainage concern. Bob Bouril recently contacted the Town to ask for a variance. Unfortunately, the Town held firm on the restriction, so we will not be permitted to plant in those areas.

5. This fall, Bob Bouril volunteered to donate and plant a Kentucky coffee tree (native to Wisconsin) and some other native shrubs in the area behind the Old Sauk Road entrance sign and visible from Summerfield Drive. Three dead trees had been removed by the HOA in 2023, leaving an open area of washed stone that has looked rather bare. The HOA board approved the planting.
6. Currently one landscape company does all of the weekly lawn and garden bed maintenance at the entrance signs, as well as field mowing in the outlots. Rock Mackie worked to obtain quotes from a number of other landscape companies to compare with our current landscape contract. Only one small landscape company responded. The Landscape Committee will review the quote and share findings and a recommendation with the HOA Board.
7. Fall Holiday Decorations are in place at the entrance signs on Sauk/Goth Rd and Welcome Drive/Mineral Point Road. There were a number of compliments from attendees. "They look great!!" The Winter Holiday Decorations will be up before we know it.

- **HOA Website, Facebook, Directory and new Constant Contact** - Lacey Smith and Tracy Heath have been maintaining and updating the HOA's electronic communications. Their efforts will definitely make it easier and faster to notify homeowners of important information about our association.
- **New Officers for 2025** - Please welcome Jim Patullo as the new President and Paul Hutson as the new Vice-President of the HOA. The term of office is two-years commencing on January 1, 2025. Dan Rosati (President), Kelsi Hau (Vice President) and Susan Jankovich (Secretary) have stepped down from their positions effective December 31, 2024. We thank them for their service and welcome Tracy Heath as the new Board Secretary. We are pleased that Lacey Smith will continue as Treasurer
- **Covenant Modifications** – The Covenants are in dire need of updating. Tracy Heath will search/source a legal adviser/attorney to assist in updating the Covenants.
- **Street Sign** - It has been brought to the Board's attention that Welcome Drive turns into Welcome Way. Dan Rosati will contact the Town to change the street from Way to Drive.

Next Meeting: Tuesday, January 21, 2025 at 7:00 pm via Zoom

Adjournment at 8:10 p.m.

Respectfully Submitted,

Susan M. Jankovich, SPEHOA Secretary