

Sauk Point Estates Homeowners Association
Board Meeting
Tuesday, May 20, 2025 7:00pm via Zoom
AGENDA

Attendees –

- ✓ Jim Patullo, President (Lot 46)
- ✓ Paul Hutson, Vice President (Lot 49)
- ✓ Lacey Smith, Treasurer (Lot 5)
- ✓ Tracy Heath, Secretary (Lot 47)
- ✓ Kathy Speck, Landscape Committee Chair (Lot 37)
- ✓ Bob Bouril, Architectural Committee Chair (Lot 68)
- Kurt and Nancy Brink (Lot 64)
- Susan Jankovich, Past Secretary (Lot 29)
- Dan Rosati, Past President (Lot 71)
- ✓ Jamie McDonald (Lot 57)
- ✓ Kate and Luke Southard (Lot 30)

Call to Order We began the meeting at 7:00pm

WELCOME

1. Welcome, Introductions and Record Attendance (Jim and Tracy)
 - Recap of Objective and Agenda of board Meeting
2. Approve minutes from March Meeting (Tracy) – [The minutes from our March meeting were approved.](#)

CURRENT BUSINESS

3. Treasurer's Report (Lacey)
 - Budget is available to homeowners upon request
 - [Current bank balance: \\$36,734](#)
 - [Spent YTD: \\$3,182](#)

- Constant Contact (email service) has been renewed
- Messner's (landscapers) 1st installment of 7 paid
- WDFI filing fees were paid
- Lacey is closing accounts at Park Bank and moving to USBank. Almost done with this transition (much easier bank to work with).

4. Committee Reports - Anything to note since the last meeting? Anything new to bring to the Board?

- Architectural Review Committee (Bob)
 - Nothing new to report
- Landscape Committee (Kathy)
 - Plans for entrance sign decorating this year – Fall and Winter as in the past
 - Outlot maintenance - field mowing – 1X on Summerfield/Swoboda; 2X by Welcome Dr
 - Mulching around the oak and hawthorn trees – getting Messner quote; consider volunteers; use cardboard first
 - Any additional planting, either trees or other additions to the outlots (where permissible) or around entrance signs – Not at this time
 - Fall 2024 Bob Bouril planted a Kentucky coffee tree (native to WI) and some other native shrubs. He will continue to care for those until they are well established.
 - Thistle control in outlots - funds were approved by the Board (\$366.50 – up to \$500)
 - Ash tree treatment for emerald ash borer (scheduled for late May/early June)
 - Prairie demonstration area - annual burning – yes LC wants to continue to maintain it. The Board would like to continue discussions on this. We will not change for 2025 but may want to consider for 2026.
 - Burning outlots vs field mowing – awaiting quote from Paul/MFD

NEW BUSINESS

5. Chickens –Discussion regarding changing our bylaws of having chickens in the

neighborhood.

- Jamie will write the first draft of the document for the Board to react to by Memorial Day. We will follow the Dane County Requirements as much as possible. Once the Board is comfortable with the rules, we will send this to the homeowners to vote on.

6. Discuss and Align on Proposed Vision and General workstreams of the Board (Jim)

A. Roles and Responsibilities - map out R&R of HOA Board members, document and circulate with HOA. - Q1

- Would like to nail down by the end of June

B. Vision / Mission Statement - Develop and agree on a Vision / Mission statement for the HOA (e.g., how to balance HOA Maintenance vs. Improvement vs. costs) - Q1

- Mission Statement is approved. Just need to communicate it out to Homeowners.

We The Sauk Point Estates HOA Board of Directors strives to create a friendly, well-kept community where everyone feels at home in all seasons. Our focus is on keeping things running smoothly, building neighborly ties, and making SPE a wonderful place to live for everyone.

C. Objectives - Agree on a set of Objectives that enable realization of the mission - Q2

a. Welcome Sign repairs – masonry cracks

- We do have \$9000 in the budget. This fits our mission of continued maintenance of the neighborhood. Jim will get some quotes and Jamie may have some resources of who can help.

b. Street Signs – decision how to disposition the existing street signs

- Tabling this topic for now

c. Old Sauk Road Entrance – update to landscaping / removed tree?

- Tabling landscaping for now

d. Bylaws – need to get to a consensus on how to upgrade them to reflect current practices.

D. Roadmap - Develop and agree on a 3-year roadmap of items that enable realization of the objectives agreed - Q3

E. Budget - Create a multi-year rough order of magnitude budget - Q4

6. Directory update – Considering this DONE

- 9 people have not responded
- Made 25 updates (37%)

NEXT MEETING: 7/15/25 at 7:00pm via Zoom