

Sauk Point Estates Neighborhood Association Board

21 July 2020 Meeting Summary

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

The board welcomed Lacey Smith, who recently accepted her appointment as VP on the board following Linda Brennan's resignation. Lacey and her family have lived in the neighborhood since 2017. She had recently set up our Sauk Point Estates Homeowners Association (HOA) Facebook page. She works in mortgage lending at US Bank and previously served on the board of her former condominium association.

Old Business

1. Delinquent HOA Fees – There are nine homeowners currently delinquent in the payment of their annual HOA fee. Multiple notices have been distributed to those homeowners. The board decided to send one more notice to them, and request payment by August 1. Any homeowners not paying by that date will be referred for action by legal counsel. That action to include sending a notice reiterating the accrual of interest charges, and subsequently registering liens on the homes of those homeowners whose payments remain delinquent.
2. Neighborhood communications –
 - a. A Sauk Point Estates Facebook page has been set up and will be used as a tool for announcements, minutes of board and HOA meetings, posting of HOA bylaws, neighborhood covenants, and other neighborhood communications. Consequently, there is no need to pursue a neighborhood website at this time.
 - b. Neighborhood Directory – Dan has been collecting and assembling the directory information from homeowners. He will send the completed directory via email to all homeowners who contributed their information.
 - c. There is a Next Door app that includes our neighborhood as well as several other neighborhoods in the surrounding area. One of our Sauk Point neighbors, Michael Hobbs, recently created a Next Door site only for Sauk Point Estates. The Board has no role in either site. Anyone can join them to see what information is on the sites.
3. Electrical repair of lighting at Welcome Drive sign (West side) – The lights at this sign are still not working, and the issue was not resolved by replacing light bulbs.

Jack has contacted 2 electricians, but has not received any responses. He will contact other electricians.

4. Landscaping around the neighborhood signs – Landscaping has finally been progressing this week around the three neighborhood signs. The board decided not to pursue the full landscape proposals this year due to concerns expressed by homeowners about the costs. Instead, a scaled back implementation was initiated this year, and we will revisit additional landscaping as needed next year, once we have more experience with neighborhood expenses and fee collection.

Since the landscaper was significantly delayed with our project, the planting is now during the hotter and potentially drier months, presenting concerns for watering. There is no water at the site. The landscaper submitted a proposal for watering, at a recommended schedule of 3 times per week for the first week, twice a week for the next three weeks, and once a week thereafter through the summer, at a cost of \$157.50 plus tax per occurrence. The board approved hiring the landscapers to water once per week for the first two weeks.

New Business

5. Neighborhood trail continuation – Jack has had discussions with a neighbor in an adjacent subdivision as well as the Town Engineer, Greg DiMicili, regarding the neighbor's desire to extend a path that currently runs from Goth Park and ends at the neighbor's lot, leaving hikers with nowhere to go but into his back yard or turn around and go back the way they came. The neighbor has proposed that this trail be extended to continue behind Jack's home at the end of the Meridian Court cul-de-sac, and connect with Summerfield Drive. However, that extension would not connect with any other trail. The Town would need to obtain an easement from our Neighborhood Association. Jack has spoken with all of the affected neighbors, who are not in favor of the trail extension, since it does not connect with any other trail nor any other proposed trail. Decision: The board determined that it would not approve an easement for the trail extension at this time. Jack will discuss the decision with the neighbor who requested it.
6. Request for sun room addition – homeowner of Lot 13 has requested the approval of the Board to construct a sun room addition to his home. A photo rendering and detailed project description were provided. The addition would comply with all neighborhood association covenants. In the absence of an active

Architecture Committee of the Board, the board approved the addition. Jack will soon contact the HOA members who volunteered to participate on the Architecture Committee of the Board.

7. Security issues – There continue to be security issues in the surrounding neighborhoods. Dan received some information about augmenting garage door security, which Lacey will post on the HOA Facebook page. Jack will obtain the list of security recommendations from the Sheriff's Department, and Lacey will post those as well.
8. Regular board meetings – the board will meet monthly, on the third Tuesday from 4:00 – 5:00 PM. Agenda items for the August board meeting include: Replacement of mailboxes; enforcement of neighborhood covenants.

	ACTION ITEMS	WHO
1	Draft announcement to post on HOA FB page re: Lacey's HOA Board appointment and to thank Linda B	Kathy
2	Research missing names and addresses for Lots 11 and 60	Lacey
3	Draft another letter to homeowners with delinquent fees	Kathy
4	Send letter to homeowners with delinquent fees	Jack
5	Contact attorney to pursue delinquencies remaining after August 1	Jack
6	Email HOA directory to homeowners (Kathy to re-send draft intro for board members to review)	Dan

Next Meeting: 18 August 2020, 4:00 PM

Respectfully submitted,

Kathy Speck, Secretary