

Sauk Point Estates Homeowners Association Board Meeting

18 August 2020 Meeting Minutes

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

Minutes – Minutes of the SPEHOA Board meeting of July 21, 2020 were approved with one revision.

Treasurer's Report - Delinquent homeowner fees – Four homeowners have delinquent fees (Lots 11, 14, 48 and 57). Lot 14 will send a check. Lot 57 needs to be notified of the outstanding fees. Dan will notify them. One homeowner has written to the board with concerns about the fees. Jack will send a response addressing their concerns. Jack will contact an attorney on behalf of the HOA regarding handling any remaining delinquent fees.

Old Business

1. Ownership of Lots 55, 56, 57 was clarified as follows: Lots 55, 56 and 57 were combined into 2 lots, such that 55 and 57 divided between them the ownership of what was originally Lot 56 in the neighborhood diagram. With that change, the total number of neighborhood lots is 70.
2. Owner of Lot 14 at 7731 Welcome Dr. requested that the HOA assume responsibility for mowing between lots 13 and 14. Jack will contact Lot 14 owner to explain that the area referred to is not common area owned by the neighborhood, but rather owned by either Lot 13 or Lot 14.
3. Electrical repair of non-functioning lights at neighborhood sign on Mineral Point Road west of Welcome Drive – Multiple electrical contractors were contacted about the non-functioning lights. Only one company responded, and reported that the electrical wiring and lighting were damaged beyond repair and require replacement. There was a charge of \$153.40 for the initial trip and evaluation, and a quote \$600 to replace the wiring and lighting, which includes a one year warranty. The board approved the work, which should be completed in the next week. Jack will notify the electrician to proceed.
4. Mowing – outlot mowing has been performed this summer by Messner's Landscaping, per the HOA's contract. There have been a few glitches, but

Messner's has been responsive to feedback, and it is going well, with the exception of two outlot areas on Swoboda Road that have not yet been mowed. Jack has spoken with the mowers and the additional work should be completed soon.

5. Sign and landscape work - The landscaping work around the neighborhood signs has been completed. Feedback has been positive about the improvements. Kathy will request the final invoice for the landscaping, will review those invoices and submit to Dan for payment. Dry weather has required extra watering for the new plantings. There is no water access at the signs. The board approved additional watering by the landscaper. To save association funds, Kathy and her husband have augmented the landscaper's watering numerous times, which has required hauling buckets of water from home.

The developers will do more clean up on their property that is adjacent to the sign on Goth and Summerfield Roads.

New Business

6. Home sales / new neighbors – The home at 3773 Sonnet Drive was sold. The HOA board will provide a welcome packet to new home owners consisting of the HOA Bylaws and HOA Covenants. A welcome letter will be delivered to the new homeowners requesting their contact information for the directory. Once they have submitted that information, they will also receive a HOA Directory. Kathy will prepare and deliver the welcome letter.
7. Outlot #4 Issue – Kids from an adjacent lot dug a very large hole in Outlot #4, resulting in the landscaper's mower getting stuck. The landscaper had significant difficulty dislodging their equipment, requiring extra vehicles to do so. The hole will need to be filled in to avoid a similar problem in the future. Jack will talk with the homeowner of the adjacent lot about filling in the hole.
8. Neighborhood Directory – Dan or Lacey will post on Facebook a "welcome to new neighbors at x address" rather than emailing a revised directory.
9. Jack will work to form an architecture review committee of the HOA board.

10. Future board meeting – due to a schedule conflict, the next board meeting will be rescheduled to 4 pm on September 17. Items to discuss at the next meeting: mailbox replacement; excessive numbers of cars parked in driveways; above-ground pools; 2021 fees; outlot maintenance for 2021.

	ACTION ITEMS	WHO
1	Notify homeowner of Lot 57 of HOA fees due	Dan
2	Contact attorney to pursue remaining HOA fee delinquencies	Jack
3	Follow up with homeowner adjacent to Outlot #4 re: hole	Jack
4	Notify electrician to proceed with replacement of sign lighting	Jack
5	Prepare and deliver welcome letter to new neighbors on Sonnet Dr	Kathy
6	Appoint an architecture review committee of the board	Jack

Next Meeting: Thursday, 17 September 2020, 4:00 PM

Respectfully submitted,

Kathy Speck, Secretary