

Sauk Point Estates Homeowners Association Board Meeting

17 September 2020 Meeting Minutes

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

Minutes – Minutes of the SPEHOA Board meeting of August 18, 2020 were approved with revisions.

Treasurer's Report – See attached spreadsheet prepared by Dan Rosati showing a balance of \$8,230.13.

Old Business

1. Delinquent homeowner fees – Four homeowners still have delinquent fees (Lots 11, 14, 48 and 57). Jack sent a letter responding to concerns expressed in the letter received from Lot 48 owner. The HOA will hire an attorney to handle remaining delinquent HOA fees. We will need to add a line item for HOA legal fees to the 2021 budget.
2. Electrical replacement of non-functioning lights and wiring at the neighborhood sign on Mineral Point Road west of Welcome Drive has been completed.
3. Mowing – outlot and common area mowing has been performed this summer by Messner's Landscaping, per the HOA's contract. A lot of effort has been made by the board and the landscaper to get the work performed as needed in the correct areas, and the end result has been well received. The board will request a quote for 2021 from Messner's, and if acceptable, will continue with the same mower for 2021. The board may put the mowing contract out for bid again beginning with the 2022 season.
4. Mowing request from Lot 14 homeowner. Multiple attempts were made to contact the homeowner by phone, but the homeowner did not return the calls. Other attempts will be made to contact the homeowner.
5. Old Sauk/Goth Road Neighborhood sign – The HOA needs to follow up with the developers regarding transfer of the deed to the property on which the neighborhood sign is located. That is common area for the neighborhood, thus the HOA should hold the deed to that property.

New Business

6. Budget for 2021. Dan will draft a proposed budget, which the board will discuss at its October meeting.
7. Mailbox replacement – The board discussed the need to replace worn mailboxes in a manner that would support a consistent style throughout the neighborhood. While the cost would be assumed by each homeowner for their own mailbox, it may be possible to make a group purchase of mailboxes and/or a uniform sleeve to cover the mailbox. It was agreed that research and recommendation for a particular mailbox style would be delegated to the architecture committee of the HOA board, which will be forming in the near future.
8. The topics of above-ground pools and excessive numbers of cars parked in driveways will be deferred to the next meeting, following review of the relevant neighborhood covenants. We discussed that lenience during the pandemic made sense, but that under normal circumstances, it is important that homeowners comply with the covenants.
9. Home sales / new neighbors – The home at 7711 Welcome Drive recently sold. Lacey will deliver the welcome letter to the new homeowners requesting their contact information for the directory. Once they have submitted that information, they will also receive a HOA Directory.
10. Board meetings – due to a schedule conflict, future board meetings will be rescheduled to the third Wednesdays from 4:00 to 5:30 pm.

	ACTION ITEMS	WHO
1	Purchase Zoom membership for the HOA	Dan
2	Find attorney to pursue remaining HOA fee delinquencies	Lacey
3	Follow up with homeowner adjacent to Outlot #4 re: filling in the large hole	Jack
4	Follow up with developers to obtain deed for property surrounding Old Sauk Rd Neighborhood sign	Jack
5	Deliver welcome letter to new neighbors on Sonnet Dr	Lacey
6	Form an architecture review committee of the board	Jack

Respectfully submitted,

Kathy Speck, Secretary

Next Meeting: Wednesday, 21 October 2020, 4:00 – 5:30 PM