

**Sauk Point Estates Homeowners Association
Board Meeting Minutes
Wednesday, September 27, 2023, 7:00 PM – Via Zoom**

Call to Order – By Dan Rosati at 7:00 pm

Attendees: Dan Rosati, President; Kelsi Hau, Vice President; Susan Jankovich, Secretary; Kathy Speck, Chair, Landscape Committee

Members Absent: Lacey Smith, Treasurer

Meeting Minutes – The July 18, 2023 Meeting Minutes were approved by all present.

Treasurer's Report – Dan Rosati reported the following:

- Year to date spending is \$14,919.00.
- The annual HOA insurance renewal premium was paid in August. The premium of \$1,312.00 was submitted to West Bend Insurance Company.
- Legal fee of \$305.00 paid to the Title Company for recording of the Amended and Restated By-Laws of Sauk Point Estates Homeowners Association, Inc. This included a fee of \$30.00 payable to the Dane County Register of Deeds for recording of the Amended and Restated By-Laws of Sauk Point Estates Homeowners Association, Inc.
- Current bank balance is \$25,758.51.
- The Treasurer's Report was approved by all present.

Old Business

- **Attorney Report** – Dan indicated that he is working to engage the services of a new attorney that will meet the needs of the HOA.

Committee Reports

- **Architectural Review Committee** –
 - **Decorative Street Signs and Mailboxes**
 1. Dan said he did not call anyone as of yet regarding removal of the Decorative Street Signs. Bob Bouril, (Chair of the Architectural Review Committee - ARC) indicated that the ARC has selected new mailboxes and posts for each lot. The cost per lot is approximately \$200 plus installation. No time line has been indicated at present.
- **Landscape Committee** –
 - **Outlots** – This is a winter project. The Landscape Committee would like to plant trees in other Outlots in the neighborhood. However, there are various Town of Middleton restrictions regarding planting in some of the Outlots because of drainage issues. Kathy will work with landscaper Scott Harrington and the Town of Middleton to explore options.

**Sauk Point Estates Homeowners Association
Board Meeting Minutes
Wednesday, September 27, 2023, 7:00 PM – Via Zoom**

▪ **Landscape Committee (cont'd)**

- **Lot 57 Mowing** – The owner of Lot 57 contacted the Board and indicated that tall grass was growing behind his property. The property abutting Lot 57 is not Sauk Point Estates property. Dan Rosati said he will call Lot 57's owner and suggest he contact the Town of Middleton to determine whose responsibility it is to maintain that property. Dan has not had an opportunity yet to contact the owner of Lot 57.
- **Messner Landscaping's** contract runs through November. Kathy has contacted Messner and requested quotes for a new contract, since the existing 3-year contract with Messner's ends this year.

New Business

- **Properties for Sale** – None at this time.
- **Other Business** – The owner of Lot 46 has submitted a site plan to the ARC for a 1 car garage addition at the top of the driveway that would face their pool. Following review, the ARC has approved this request.
- **Annual Meeting** – The Board selected **Wednesday, November 15, 2023 at 7:00 pm for the Annual Meeting**. Dan Rosati will notify the members of the HOA.

Next HOA Board meeting: Tuesday, October 24, 2023, 7:00 pm. As a reminder, Board Meetings generally take place bi-monthly unless otherwise noted.

Adjournment – Dan Rosati motioned to adjourn the meeting; Susan Jankovich seconded; all approved and meeting was adjourned at 8:00 pm.

Respectfully submitted,
Susan M. Jankovich, SPEHOA Board Secretary