

**Sauk Point Estates Homeowners Association
Board Meeting
Tuesday, January 21, 2025 7:00pm via Zoom
MINUTES**

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)
- ✓ Tom (Rock) Mackie (Lot 55)
- ✓ Kurt Brink (Lot 64)
- ✓ Susan Jankovich, Past Secretary (Lot 29)

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

WELCOME

1. Welcome, Introductions and Record Attendance (Jim and Tracy)

- New Board introductions - all
- Recap of Objective and Agenda of board Meeting

- We did indicate that the previous president often stays on the board as Past President.
We welcome Dan Rosati to do this if he is interested.

2. Approve minutes from Annual Meeting (Tracy)

- Annual Meeting minutes were approved.

CURRENT BUSINESS

3. Treasurer's Report (Lacey)

- Dues Collection - Determine the plan for people who have not paid for 2025.

- There were 4 lots that had not paid yet (lot 21, 23, 51 and 53). Three live in the area so Lacey dropped off letters on 1/16/25 and one is the undeveloped lot. That letter was mailed. We will give them a few more weeks to respond before discussing our next step.
- We have \$17,114.89 left from 2024 which will carry into 2025. A copy of the treasurer's report can be available from Lacey.
- o We discussed how we could provide information to our community on the budget, but we do not want this publicly available to just anyone either. Further discussion will be needed.

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

- Architectural Review Committee (Bob)
 - Nothing to report
- Landscape Committee (Kathy)
 - Mowing makes up the largest part of our budget (\$18,000) which is a part of this committee. We have mowing done weekly at the entrance signs and the out lots mowed twice a summer.
 - Rock Mackie reached out to 3 firms to get a second bid to compare to our current vendor (Messners). Only one company responded. This company was a very small operation, and we were concerned they were too small.
 - o We still need to decide if we want to sign a contract with Messners for 2025 (1-year term or 2-year term at the 2024 price). We have a deadline of the end of February to get this signed.
 - o Jim will reach out to other nearby HOA to see who they are using to see if we could possibly partner with them with a vendor.
 - o Paul asked if we should look at alternatives to the green spaces to help reduce the cost of mowing. Is there an alternative approach we could take? This topic will require further discussion if we want to make some changes.

NEW BUSINESS

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

1. Roles and Responsibilities - map out R&R of HOA Board members, document and circulate with HOA. - Q1
 - Tracy and Lacy will meet to talk through the differences in their roles to start. Then we will share this with the rest of the Board to identify their roles.
2. 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
 - Jim is going to take a first stab at drafting out our Vision/Mission statement for the HOA. This will help us determine if we want to be more proactive vs reactive or if we want to focus on the physical appearance of the neighborhood which has been our focus in the past.
3. Objectives - Agree on a set of Objectives that enable realization of the mission - Q2
4. Roadmap - Develop and agree on a 3-year roadmap of items that enable realization of the objectives agreed - Q3
5. Budget - Create a multi-year rough order of magnitude budget - Q4
6. Directory update - Tracy would like to start some work in Q1-Q2 to get our directory and Constant Contact updated.
 - The board agreed this made sense to work on in 2025.

NEXT MEETING: 3/11/25 at 7:00pm via Zoom

- Due to schedules, we determined our next meeting would be 3/11/25 rather than 3/19/25.

Meeting was adjourned at approximately 8:30pm. (I didn't catch the exact end time of the meeting this time!

