

**Sauk Point Estates Homeowners Association
Board Meeting Minutes
Tuesday, July 18, 2023, 7:00 PM – Via Zoom**

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

Attendees: Dan Rosati, President; Lacey Smith, Treasurer; Susan Jankovich, Secretary; Kathy Speck, Chair, Landscape Committee; Kelsi Hau, Nominee for Vice President of the HOA Board.

Jack Hemb – The unexpected passing of Vice President, Jack Hemb on May 7, 2023 has created a sad void in the HOA community. Jack was a dear friend to many of us, and his presence will be deeply missed. He was an active member of the community and our Homeowners Association. He had many passions, one of them was to represent SPEHOA. Jack volunteered as our first President and then continued his duties as Vice President. We are thankful for his many contributions to our community.

Dan Rosati contacted Kelsi Hau, who recently moved to Sauk Point Estates with her family. Kelsi is a CPA and she has graciously accepted the position of Vice President. Please join me in welcoming Kelsi and her family to Sauk Point Estates!

Meeting Minutes – The May 2, 2023 Meeting Minutes were approved by all present.

Treasurer's Report – Lacey Smith reported the following:

- Current bank balance is \$30,947.57
- There are currently no outstanding checks.
- 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. Dan would like the Architectural Review Committee (ARC) to design new mailboxes.
 - **Homeowner's Additions:**
 1. The ARC has approved the Backyard Deck/Patio revamp for 7702 Almor Drive (Lot 28).
 2. The ARC has approved the Basketball Court addition to 3776 Sonnet Drive (Lot 6).

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- **Landscape Committee –**

- **Tree Planting Update** – The Hawthorne trees that were planted in May along Summerfield Drive and the park area off Swoboda and Magellan are doing well in spite of the drought, thanks to the many efforts of neighborhood volunteers that continue to diligently water the trees that were planted in Outlots this year and last year. Kathy Speck provided a cash tip of \$40.00 to two staff from Messner's Landscape that helped her water several of the new trees when they were here for the field mowing. Lacey Smith will issue a check to Kathy to reimburse her for the cash payment.
- **Outlots** – 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.
- **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. Therefore, 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.
- **Messner Landscaping's** contract runs through November. Need to contact Messner and request quotes for a new contract, since the existing 3-year contract with Messner's ends this year. Dan indicated he will work up a Request for Proposal (RFP) and Kathy Speck will submit it to various landscaping companies for competitive quotes. Kathy asked for suggestions for landscape companies to contact.

New Business

- **Properties for Sale** – None at this time.
- **HOA Insurance Coverage** – Coverage renews in October. Dan will oversee the renewal process with West Bend Insurance Company.
- **Mailboxes, Posts and Sign Replacement** - Dan will ask Bob Bouril, Chair of the ARC, to elicit quotes from contractors for this project.
- **Other Business** – It was brought to our attention that some members may not be aware of the Sauk Point HOA Covenants and Restrictions. Therefore, Dan Rosati will provide all members with a copy of this document.

Next HOA Board meeting: Tuesday, September 19, 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; Lacey seconded; all approved and meeting was adjourned at 9:00 pm.

Respectfully submitted,
Susan M. Jankovich, SPEHOA Board Secretary