**Attendees –** Dan Rosati, President; Lacey Smith, Treasurer; Susan Jankovich, Secretary; Bob Bouril, ARC Chair; Kathy Speck, Landscape Committee Chair; Jim Patullo, Paul Hutson, Tracey Fritz, Nancy and Kurt Brink, George Jankovich, Carla Mondi, Perry Kemp

**Members Absent –** Kelsi Hau, Vice President

**Call to Order** – Dan Rosati called the meeting to order at 7:00 pm.

**Minutes** – Approve Meeting Minutes of March 23, 2024. Minutes were approved by Board members.

**Treasurer’s Report** – Update on Budget and Expenses. Lacey Smith indicated that 100% of the annual dues have been paid. Dan Rosati motioned for the Board to approve the Budget all Board members approved.

**Old Business –**

* **Committee Reports**
  + **Architectural Review Committee – Post Replacements and Mailboxes for SPEHOA members.**
    - **Update on replacing Mailboxes**
* Of the 68 homeowners who received the Mailbox Survey, there were 35 responses. These were nearly equally divided between yes and no (i.e., 17 voted yes for new mailboxes; 18 voted no).
* It was decided that the HOA will not source and install common mailboxes and posts for the development.
* Bob Bouril (ARC Chair) will source a couple of mailbox options and posts for the Board to make a final selection.
* The mailbox and post options will be shared with the HOA as the board approved option to replace their current mailbox, at the homeowner’s cost.
  + - **Decorative Street Signs –** 
      * Dan indicated that the cost for replacing the street signs are prohibitive. Therefore the HOA will not be pursuing this.
      * Homeowner Kurt Brink said he is considering replacing the decorative sign near his property at his cost.
* **Landscape Committee -** Kathy Speck reported that the new Hawthorne Trees that were planted last year are thriving. However, a couple of Oak Trees didn’t survive the drought. Paul Hutson volunteered to help with replacing those oaks. Dan suggested that the funds required to maintain new trees (sourcing, planting, watering, etc.) would be better spent for other purposes. Kathy requested that the issue be revisited in the fall when there is a better idea of the remaining funds in the budget. There was further discussion of making sure that any additional tree planting would include plantings in the outlots around Welcome Drive. That will require working with the Town of Middleton to modify current planting restrictions around the designated drainage areas.

**New Business –**

* **Offers of Help - Jim Patullo** (Lot # 46) has generously offered his time to see how he can get involved with the HOA. The Board has invited Jim to participate in the Board meetings. **Paul Hutson** (Lot # 49) also volunteered to serve on the board. It was suggested that we again poll the neighborhood to see if there are others interested in serving on the board. Current bylaws give authority to the current board to appoint future board members, without neighborhood input.

There was some discussion about getting neighborhood input if there were multiple

candidates, even though decision making authority currently rests with the board. One idea

was that if there were multiple individuals interested in serving in a certain position, such as

board president, each interested person could prepare a brief statement regarding their ideas

or how they would approach the position.

**Tracy Fritz** (Lot # 47) also volunteered to help with Facebook posts and other neighborhood communications (Facebook, Website). There was also mention of an earlier proposed neighborhood newsletter. Tracy will follow up with Lacey to determine how they want to share various communication tasks.

* **Properties for sale –** 7721 Almor Dr (Lot #15) is under contract.
* **Other Business** 
  + **Storm damage from 5/21/24 –** Two trees from the HOA common area (Outlot 6), fell on two homeowners’ property. It is the HOA’s responsibility and once costs are determined, removal and cleanup can commence.

**Next Regular HOA Board meeting**: Tuesday, July 16, 2024, 7:00 pm via ZOOM. Just a reminder, Board Meetings are generally bi-monthly unless otherwise notified.

**Adjournment –** There being no further business,Dan Rosati motioned to adjourn the meeting at 8:06 p.m.

Respectfully Submitted,

Susan M. Jankovich, SPEHOA Board Secretary