**Attendees:** A quorum of Homeowners was present as follows: **Board Members/Homeowners** – Dan Rosati, President (Lot 71), Jack Hemb, Vice President (Lot 45), Lacey Smith, Treasurer (Lot 5), Susan Jankovich, Secretary (Lot 29), Kathy Speck, Landscape Committee Chair (Lot 37). **Homeowners** Denny and Pat Johnson (Lot 18); George Jankovich (Lot 29); Francis Friend (Lot 41); Nancy Brink (Lot 64); Kathy Pientka (Lot 8); Stephanie Karwacki (Lot 68); Gabor Kemeny (Lot 37); John & Jennie Swain (Lot 22); Dave Bien (Lot 3); Tracy Fritz (Lot 47); Alejandro Vergara (Lot 58); Paul Hutson (Lot 49); Ryan Burnett (Lot 11); John Symanski (Lot 28).

**Call to Order** – Dan Rosati called the meeting to order at 7:00 pm. Dan introduced the members of the Homeowners Association (HOA) Board and welcomed attendees. Note: Only 19 Homeowners participated out of 70 (27% attendance).

1. **Activities and accomplishments in 2022**. Dan summarized the past year’s activities of the HOA Board, including regular HOA Board meetings communications with homeowners, budgeting, collecting HOA fees, and maintenance of Outlots and entrance signs.
2. **Treasurer’s Report** – Lacey Smith indicated that there is an estimated $16,615 carryover in the budget for 2023. HOA annual dues were kept at $325.00 per year for each lot. As of 11/15/22, all homeowners have paid the 2022 annual dues and 32 homeowners have paid the 2023 annual dues.
3. **Architecture Committee Report** – Dan Rosati is the Chair of the Architectural Review Committee. Dan indicated that the purpose of this committee is to ensure that any potential architectural changes to a homeowner’s property is in accordance with the Covenant Requirements of the HOA and complies with the Town of Middleton requirements. Homeowners are required to submit a completed Architectural Review form (found on the HOA’s website) to the committee when planning construction affecting their home’s exterior.
4. **Refurbishing Street Sign Posts** – Dan indicated that there are a number of decorative street signs that are in need of repair/painting/refurbishing/replacement. However, this is a very costly undertaking. After discussion it was unanimously agreed that the signs should be removed.
5. **Landscape Committee Report** – Kathy Speck, Chair; members Rock Mackie & Nancy Brink.
   1. **Landscape Beautification**
      * 1. The committee and a host of volunteers planted trees and added plantings around the entrance signs. Volunteers and donations for planting of additional trees in the Outlots are always welcome!!
        2. Per the Town of Middleton requirements, Outlots 1 & 4 are drainage areas and no planting is allowed.
        3. Kathy suggested that Outlot 7 on Swoboda Road could be enhanced as a park area with benches. Discussion regarding this to continue Spring 2023.
        4. Removed storm damaged tree from Outlot 8.
        5. Removed dead and damaged trees around HOA sign on Old Sauk Road. This area will be reseeded in the Spring.

**5. Landscape Committee Report** – Continued

* 1. **Fall decorations are up**. The committee will also be decorating around the neighborhood entrance signs at Goth Road and Welcome Drive for the Christmas Holidays.
  2. **Native Plantings**. Kathy encouraged homeowners to consider planting **native** trees, shrubs and plants in their yards to help support pollinators and other vital wildlife. She recommended viewing a 25 minute program that explained the importance of native plantings: Episode 1008 on [www.growingagreenerworld.com](http://www.growingagreenerworld.com).
  3. **Landscape Committee November 2022 report** – available on the HOA website.

1. **HOA Website and Facebook Page -** Lacey Smith maintains these digital platforms. The sites contain various HOA documents including Board Minutes and Meeting notices and is a valuable source of information on the HOA.
2. **ByLaws and Covenants** – Dan Rosati indicated that the ByLaws have been updated and are being submitted to the Dane County Register of Deeds for recording. Dan spoke about the need to update the Covenants (dated June 7, 1996) in order to be more current. However, according to the current requirements, we need a minimum 50% vote to amend the Covenants. With a total of 70 properties, a 50% approval would amount to 35 minimum votes. It was decided to start the update process in the Spring either electronically or with personal visits to the membership.

**Next Regular HOA Board Meeting: Tuesday, January 17, 2023, 3:00 pm – 5:00 pm**

**Adjournment** – There being no further business,Dan Rosati motioned to adjourn the meeting; Jack Hemb seconded; all approved and meeting was adjourned at 8:10 pm.

Respectfully submitted,

Susan M. Jankovich, SPEHOA Board Secretary