

Sauk Point Estates Homeowners Association Annual Meeting Minutes

Wednesday, November 15, 2023, 7:00 PM via Zoom

Attendees: A quorum of Homeowners was present as follows: **Board Members/Homeowners** – Dan Rosati, President (Lot 71), Kelsi Hau, Vice President (Lot 39), Lacey Smith, Treasurer (Lot 5), Susan Jankovich, Secretary (Lot 29), Kathy Speck, Landscape Committee Chair (Lot 37).

Homeowners: George Jankovich (Lot 29); Gabor Kemeny (Lot 37); Tracy Fritz (Lot 47); Paul Hutson (Lot 49); Kurt & Nancy Brink (Lot 64); Perry Kempf (Lot 16); Debbie Hemb (Lot 45); Mike & Katy Brandle (Lot 70); Denny & Pat Johnson (Lot 18); Brian Klais Lot 23; Bob Bouril (Lot 68); Chris Purtell (Lot 69); Carla Mondì (Lot 26); Ryan Juza (Lot 7).

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 new Vice President, Kelsi Hau as well as all attendees. (Note: 19 Homeowners participated out of 70 - a 27% attendance rate.) Dan began the meeting by acknowledging the many valuable contributions of the late Jack Hemb. Jack was former president and recently vice-president of the HOA Board. Jack's service was invaluable and he is deeply missed.

1. **Activities and accomplishments in 2023.** 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. Dan reported that the By-Laws for the HOA have been updated and recorded with the Dane County Register of Deeds on August 31, 2023.
2. **Treasurer's Report** – Lacey Smith indicated that the 2024 Budget of \$44,750 includes an estimate of \$22,000 carryover from 2023. The 2024 HOA dues remain at \$325.00 – this is the same amount as 2023 and 2022. Lacey also reported that a PayPal account has been established whereby homeowners can pay the HOA annual dues electronically. Although a 3% transaction fee applies, the HOA will pay this fee. As Administer of both the HOA's website and Facebook page, Lacey posts the Board's meeting minutes on the website and lists the membership directory on the Facebook page.
3. **Architecture Committee Report** – Bob Bouril has volunteered to be the Chair of the Architectural Review Committee. 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. Bob has also been investigating replacement of homeowner's mailboxes/posts and street signs. It is estimated the cost of new mailboxes and posts would be \$150 plus approximately \$200 for installation. The HOA would absorb this cost and will not cause an increase in the annual dues. After discussion, Dan said that he would email each lot owner asking whether they agree to replace the mailboxes. The communication will go out after we receive the cost estimates with the time frame. After review of the responses to the notification, the HOA Board would make a determination on replacement of the mailboxes.

Discussing this issue with the HOA Board, we will request the HO to cast their vote on our Facebook private site.

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4. **Refurbishing Street Sign Posts/Entrance Signs** – 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. Additionally, Kurt Brink will procure two quotes on updating/refurbishing the three entrance signs to the development.
5. **Landscape Committee Report** – Kathy Speck, Chair; members Rock Mackie & Nancy Brink.
 - a. **Landscape Beautification**
 1. Kathy introduced Landscaper Scott Harrington who planted a total of 9 Hawthorne trees along Summerfield Drive and Swoboda Road earlier this year. This brings the total number of trees planted by the HOA in the past two years to 29. Scott indicated that trees can be planted up to Thanksgiving and they are typically up to half off the regular price late in the season. Scott also said there may be grant money available to help offset the cost.
 2. The committee and several volunteers watered the new trees and added plantings and seasonal decorations around the entrance signs. Kathy thanked the volunteers for their contributions to the neighborhood beautification.
 3. Per the Town of Middleton requirements, Outlots 1, 4 and 5 are drainage areas and no planting is allowed. Bob Bourill said that the drainage requirements are outdated, and there are plant species that could actually enhance the stormwater management capability of these areas. Kathy will work with landscaper Scott Harrington, Bob Bourill and the Town of Middleton to explore options.
 - b. **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.
6. **Covenants** – Dan spoke about the need to update the Covenants (dated June 7, 1996) in order to be more up-to-date. According to the current requirements, we need a minimum 51% vote to amend the Covenants. With a total of 70 properties, a 51% approval would amount to a minimum of 36 “yes” 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 16, 2024, 7:00 pm

Adjournment – There being no further business, Dan Rosati motioned to adjourn the meeting; all approved and meeting was adjourned at 8:30 pm.

Respectfully submitted,

Susan M. Jankovich, SPEHOA Board Secretary

December 14, 2023