**Call to Order** – By Dan Rosati at 7:30 pm

**Attendees:** Dan Rosati, President; Jack Hemb, Vice President; Lacey Smith, Treasurer; Kathy Speck, Chair, Landscape Committee; Susan Jankovich, Secretary

**Meeting Minutes** – The November 15, 2022 Annual Meeting Minutes were approved by all.

**Treasurer’s Report** – Lacey Smith reported the following:

1. All checks issued in 2022 have cleared.
2. As of 12/31/22, carryover balance is $17,927.16.
3. Per Lacey Smith, one owner hadn’t paid their 2023 annual dues. Dan contacted the property owner numerous times and on 2/22/23, the owner said payment is being sent to the Treasurer.
4. All approved the Treasurer’s Report.

**Old Business**

* **Attorney Report** - Regarding possible revision of the Covenants and Bylaws, Dan Rosati indicated that the current attorney has been unable to continue with this process. Jack Hemb indicated he will contact a new attorney.

**Committee Reports**

* **Architectural Review Committee** – Dan Rosati indicated he is resigning as Chair

of this Committee. Dan has contacted property owner Bob Bouril and Bob has agreed to be the new Chair of the Architectural Review Committee.

1. At the annual meeting on November 15, 2022, it was agreed that, due to disrepair, the decorative street signs should be removed.
2. Dan will pursue contacting a service to remove the signs.
3. It was agreed that the Town of Middleton should be notified beforehand to ensure the HOA is in compliance with Town of Middleton requirements.

* **Landscape Committee** – Kathy Speck indicated that she will meet on Thursday, February 23 with Scott Harrington, an Arborist who is interested in working with the association on tree planting and tree maintenance. Messner Landscaping’s contract runs through November. Jack Hemb will contact Messner and request quotes for 2024-2026.

**New Business**

* **Properties for sale** - None
* **Other business**
  1. Request from property owner of 3900 Meridian Circle regarding addition to their home (Phase 1) has been approved.
  2. Discussion of request from property owner of 3810 Sonnet Drive regarding addition to their home. The Board has approved and will forward the request to the Architectural Review Committee.
  3. Discussion regarding changing frequency of Board Meetings from Monthly to Bi-Monthly or later. The Board agreed to change the frequency of Board Meetings from Monthly to Bi-Monthly.

**Next HOA Board meeting:** Tuesday, April 18, 2023, 7:00 pm

**Adjournment –** 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