

# **Sauk Point Estates Homeowners Association Board Meeting**

## **08 November 2021 Meeting Minutes**

**Attendees:** Lacey Smith, President; Jack Hemb, Vice President; Kathy Speck, Secretary; Dan Rosati, Treasurer

**Approval of Minutes** – Minutes of the October 19, 2021 board meeting were approved as distributed.

**Treasurer's Report** – Dan reported a balance of \$15,693.79 in the HOA account. The HOA is current on all invoices.

## **Old Business**

1. Attorney recommendations for bylaws changes – Jack has provided attorney contact information to Lacey who will follow up on the priority issue of modifying HOA bylaws to reflect the annual fee of \$480 that was approved by the HOA at its annual meeting in March, 2020. Other possible bylaws changes will be addressed with the attorney at a later date, so that attorney costs can be managed most effectively.
2. Neighbor complaint re: Sonnet Drive yard – Lacey corresponded with the neighbors about the concerns. The HOA Board will follow up if there is no improvement by July 1, 2022.

## **Committee Reports**

3. Architecture Review Committee (ARC) –
  - a. Neighborhood mailboxes – The committee selected a bronze-colored mailbox that is available from Home Depot. Dan and the ARC will research the possibility of obtaining a custom neighborhood decal that could be affixed to the mailboxes along with the house number. The ARC will send an email to all homeowners with purchase information in early 2022, along with the new ARC form that homeowners will use to submit proposed architectural changes to their homes. The purchase of a new mailbox will be at the discretion of each homeowner.
4. Landscape Committee –
  - a. Entrance sign decorations – The landscape Committee is planning to put up holiday/winter decorations and lights in late November/early December once the Fall decorations are removed. Board members said that they could each store one bin of holiday décor for the HOA. Goal is to have no more than three bins of holiday décor (one per entrance sign).

- b. Tree planting – The board previously approved planting trees on outlots other than where planting is specifically not allowed, so long as adjacent property owners approve. The board requested that funds for additional tree planting beyond the \$1,400 previously approved by the board be voted on by the HOA membership.
- c. Prairie demonstration area – The Middleton Fire Department has agreed to burn the prairie demonstration area on the corner of Summerfield Drive and Meridian Circle when weather conditions are conducive. The landscape committee will notify adjacent homeowners prior to the burn.
- d. Dumping in outlots – There are piles of grass clippings in the hickory grove in Outlot 8 that the landscape consultants advised be removed to prevent the trees from rotting at their base and dying. Kathy will contact Messner's to arrange removal. A notice will be sent to homeowners in the future reminding them not to dump yard waste in outlots.
- e. Dead tree – there is a dead tree adjacent to the Old Sauk/Goth Road entrance sign area. The tree is in the area that our HOA mows, but that is owned by the neighborhood developer, Mark Kruchten. Jack will request that Mark have the tree removed.

## **New Business**

- 5. 2022 Budget Planning – See attached budget for 2022 approved by the HOA Board. Based on this budget, the Homeowners fee will be reduced to \$325 for 2022. Due date will be January 15, 2022. Kathy will draft the notice, similar to last year's. Dan will send the notices via email, and Lacey will post them to the HOA website and Facebook page. Jack will distribute to the few homeowners that have not provided an email address. Follow up letters will be sent via email if payment is not received by January 15th.

**Next meeting** – The next board meeting will be held on Tuesday, December 21, from 3:00 – 4:30 PM via Zoom.

Respectfully submitted,

Kathy Speck, Secretary  
Sauk Point Estates Board of Directors