

Sauk Point Estates Homeowners Association Board Meeting

20 April 2021 Meeting Minutes

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

Approval of Minutes – Minutes of the March 2 and March 16, 2021 board meetings were approved as distributed.

Old Business

1. Delinquent 2021 HOA fees – Four lots have still not paid: 7, 21, 36 and 62. Kathy will update the requested payment letter and Jack will deliver them.
2. Follow up with homeowners from Lot 14 – After multiple communications from the board to the homeowner, there have been no further communications from the homeowner. Therefore, the board determined that this homeowner's inquiry is now closed.
3. Attorney recommendations for bylaws changes – Jack will ask attorney about the best approach and a quote to amend the bylaws to update the assessment to the \$480 that was approved by the HOA in March 2020. Perhaps an addendum to the bylaws could be considered.
4. Downed tree in outlot 8 near corner of Magellan and Summerfield – The board decided to accept the bid from Messner's for \$500 to remove the downed trees (one large and 2 small). It was noted that a neighbor has been using this area for dumping yard waste. Jack will post a "No dumping" sign. There is a need to more broadly communicate this message throughout the HOA, as the yard waste could potentially interfere with water drainage. The Town of Middleton accepts yard waste from TOM residents. Lacey will draft an email notification for the HOA explaining this, and will post the message on the HOA website as well.
5. Architecture committee – The committee consists of Bob Bourill, Kurt Brink, Francis Friend, Denny Johnson and Michael Hobbs, with Lacey Smith representing the HOA Board. The committee has begun to meet, and will continue to meet quarterly, and as needed in between. They will create a form for homeowner change requests. They plan to review homeowner requests and forward their recommendations to the board for final approval. They will prepare information to put on the HOA website. They are also working to find mailbox replacement ideas.

The committee reviewed a specific request from Jennifer Ravenscroft (Lot 50) for a sunroom addition. The committee recommended approval with some changes

that would provide visually appealing wraps around the exterior support posts. Jennifer attended the Board meeting, and said that is in their plans in the next phase. The board approved the plan with the recommended changes to the posts. Jennifer requested that the contractor have access through outlot 8 to drop off lumber. Any damage done to the terrain would be repaired by the Ravenscrofts. Jack suggested the best access area, and the board approved the request.

The board discussed how to handle permanent structural changes that homeowners have made prior to now, but for which HOA review and approval was not obtained. The board decided that grandfathering those existing structures would be considered, but going forward, approvals must be obtained from the HOA board.

6. Landscape Committee – The first meeting of the landscape committee will take place May 11. Committee members include: Nancy Brink, Jennifer Knollenberg, Rock Mackie, Kim Patullo, Jennifer Ravenscroft, and Kathy Speck, representing the HOA Board.

Next meeting – The next board meeting will be held on Tuesday, May 18 from 3:00 – 4:30 PM via Zoom.

Respectfully submitted,

Kathy Speck, Secretary