

Sauk Point Estates Homeowners Association Board Meeting

21 September 2021 Meeting Minutes

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

Approval of Minutes – Minutes of the May 18, 2021 board meeting were approved as distributed.

Treasurer's Report – Dan reported a balance of \$19,000 in the HOA account. The HOA is current on all invoices.

Board Change – Jack announced that he will resign as president of the HOA Board, but was willing to remain on the board if the board wished him to do so. After some discussion, the board appointed Lacey Smith as HOA Board President, effective October 1, 2021. Per the board request, Jack will remain on the HOA board as vice president.

Old Business

1. Attorney recommendations for bylaws changes – Jack will transfer to Lacey the responsibility of working with the attorney who has been advising the HOA board.
2. Neighbor complaint re: Sonnet Drive yard – a homeowner had requested that the board take action to address concerns about a yard that they felt was not being adequately maintained. No action had yet been taken at the time of this meeting. The board discussed the effects of the summer tornado that had created a great deal of destruction to some homes in the neighborhood, as well as damaging and uprooting numerous mature trees. This particular home lost most of their trees and other landscaping. The board agreed that under these extenuating circumstances, the homeowner should be afforded extra time to improve their yard's landscape. Jack will talk with them and request that landscape improvements consistent with neighborhood covenants be made by next spring.
3. West Bend Insurance coverage – Dan reported that he had worked with WBI to restore the HOA's general liability insurance coverage. Per the board's request, he added a Directors and Officers Liability coverage policy. The insurance company required a separate D&O policy rather than folding the D&O coverage into the general liability policy. Dan holds the physical policies.

New Business

4. New neighbor questions re: fence and mailbox – New neighbors (Narayans) at 7708 Welcome Drive requested information about mailbox replacement and approval of a fence to create a safety barrier for their young children between their yard and their neighbor's swimming pool. Lacey will provide information to them regarding information to be submitted to the architecture committee for approval (specifications and drawing).
5. Architecture committee – The committee has continued to research mailbox replacements. One model had been identified, but the committee decided that the cost was too high, so they are continuing their search.
6. Landscape Committee – Kathy met with Messner's Landscape in late spring regarding weed control in the outlots, especially focusing on controlling invasive thistle, burdock and garlic mustard (#1 priority of the landscape committee). Messner's will charge \$237 per application of herbicide to applicable areas in the outlots. Beginning in spring of 2022, the landscaper recommends one application of herbicide, followed by a second application in the fall. Subsequent years may only require the spring application in affected areas.

Kathy reported that the committee had planned to do more planting around the entrance signs, but committee members were busy and that did not happen. The committee has been waiting for the fall consultation with the naturalist from *The Prairie Enthusiasts* organization, who has extensive experience in restoring native ecology, including, but not limited to prairies.

In keeping with the Landscape Committee's goal of establishing a prairie demonstration area, a very small area at the corner of Summerfield Drive and Meridian Circle was left unmowed this summer to allow existing prairie plants to grow. Positive comments were received about its appearance.

The Landscape committee will meet again in October to decide next steps on their priorities of (1) weed control in outlots, (2) landscaping and seasonal décor around entrance signs, (3) planting trees in outlots, (4) consider establishing prairie in outlots as appropriate.

Jack mentioned that he was contacted by the Town of Middleton regarding a noxious weed complaint in Outlot #4. The Town had sent a notice in error to the developer, not the HOA, and when there was no action taken, the Town removed the weeds and charged the HOA \$39 to do so. The HOA contact needs to be clarified with the Town.

7. Roles and responsibilities of board officers – Dan emphasized the importance of board officers fulfilling their responsibilities and assigned tasks, as well as communicating progress with other board members.

8. 2022 Annual Assessment Notification – The board will work to establish a 2022 budget that allows the HOA to maintain a reduced annual fee of \$350 per lot.
9. Neighborhood picnic – The board had previously discussed the possibility of a neighborhood picnic/block party this fall. However, full schedules have precluded time for organizing such an event. We will build that into 2022 plans and budget, and seek volunteers to help organize the event.

Next meeting – The next board meeting will be held on Tuesday, October 19 from 3:00 – 4:30 PM via Zoom.

Respectfully submitted,

Kathy Speck, Secretary
Sauk Point Estates Board of Directors