

Sauk Point Estates Homeowners Association Board Meeting

15 February 2021 Meeting Minutes

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

Approval of Minutes – Minutes from the January 26, 2021 meeting were approved as distributed.

Old Business

1. Follow up on delinquent 2020 HOA fees – The remaining homeowner with delinquent fees (#14) for 2020 has finally paid. That homeowner has raised a number of questions for the board, and needs clarification on the respective boundaries of their property and HOA common areas, as well as common area maintenance assumed by the HOA. Jack will research ownership of the areas in question. He will also draft a response to the homeowner and offer to schedule a Zoom meeting with the homeowner and the board. To respond to the homeowner's request for more data on other HOA fees, each board member will do additional research on area HOA fees.

Homeowner of Lot #7 who raised some questions for the board has not responded to emails.

Considerable effort was expended by the board to collect the 2020 fees, including hard copy reminders sent to homeowners, phone and email communications. Legal counsel was required to get a response from the final few that remained delinquent at year's end. The discounted legal expenses to address the delinquent fee issues totaled \$490.

2. Delinquent HOA fees for 2021 – Annual fees for 2021 were due on February 1. Sixty one homeowners paid timely. Nine remain delinquent. Kathy will draft a reminder for those nine and Dan will send it out via email.
3. Landscape maintenance budget for 2021 – Jack has not received the final Messner's proposal that included board changes. If the updated proposal is consistent with what the board has approved (\$6,211.51 for Mineral Point Rd and outlots designated in that proposal and \$7,321.62 for Goth, Summerfield and outlots designated in that proposal), Jack will sign and return it to Messner's.
4. Potential inclusion of additional lots in HOA – tabled for future discussion

5. Formation of Architecture committee – Lacey placed an announcement on the Facebook page asking for volunteers, and received no responses. She has also contacted others who had previously expressed interest, and has received one response.

New Business

6. Wisconsin registered agent for HOA – The registered agent for the HOA, as listed with the state, needs to be updated from the previous developer contact information. Lacey will update and pay any associated fees.
7. HOA tax status – Jack will contact Sauk Point Estates developer David Kruchten to find out the HOA legal entity designation for tax purposes. The checkbook contains a 2010 tax payment, but nothing since.
8. Removal of dead tree – There is a fallen tree in the outlot on the west side of Summerfield Drive at the corner of Magellan. Jack and Kathy will both obtain estimates for tree removal and report back to the board.
9. HOA Annual Meeting – The annual HOA meeting is scheduled for Monday, March 22, from 7:00 to 8:00 pm. Lacey sent the announcement via email to homeowners listed in the directory. Dan will email the announcement to all others who have requested that their emails remain private for HOA board use only. Kathy will contact Lots 56 and 27, and ask them to send their emails for HOA board use only, to facilitate more efficient communication.
10. Next meeting – The next board meeting will be held on Tuesday, March 2 from 3:00 – 4:30 PM via Zoom. The main focus will be preparation for the annual HOA meeting.

Respectfully submitted,

Kathy Speck, Secretary