

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

## **02 March 2021 Meeting Minutes**

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

**Approval of Minutes** – Minutes from the February 15, 2021 meeting were approved with modification of attorney fees to clarify that \$490 was spent on legal work related to collecting delinquent 2020 HOA fees.

**Treasurer's Report** – Dan reported on the current HOA account balance \$26662.30, which reflects that to date, fees have been collected from 62 of 70 lots.

## **Old Business**

1. Delinquent 2021 HOA fees – Lots that have still not paid are: 4, 7, 17, 21, 35, 36, 39, and 62. Following the February board meeting, a reminder notice had been sent via email. Kathy will draft a 2<sup>nd</sup> reminder notice, and Jack will deliver a hardcopy of the reminder notice to each. Homeowners will have until March 21 to pay without interest penalty. Payments after March 21 will be assessed interest dating to February 1, 2021.
2. Delinquent HOA fees for 2021 – Annual fees for 2021 were due on February 1. Follow up with Lot #14 and Lot # 7 Homeowners – Jack contacted both homeowners. No responses to calls or emails were received from either homeowner.
3. Attorney recommendations for bylaws changes – Item deferred.
4. Landscape maintenance budget for 2021 – Jack received the final Messner's proposal. Although the board has not seen it, Jack verified that the updated proposal lined up with the budget approved by the board. He has signed a three year contract with Messner's, which will fix the cost for the next three years.
5. Agenda for HOA annual meeting 2021 – Discussion of topics for the meeting include: Election of board officers (terms to begin July 1), HOA history, goals, accomplishments, budget review and budget changes from 2020 to 2021, future maintenance, Outlot 8 wooded area clean up, website, Facebook page, Architecture committee, updating mailboxes. Dan, Jack and Lacey are willing to serve another term on the board. Kathy wishes to conclude her role as board secretary at the end of this term: June 30. Kathy will send a draft meeting agenda to the HOA board for review.
6. Downed tree in outlot near Magellan & Summerfield – Kathy has contacted one company for a bid to remove the tree. Jack is working on the other two bids.

7. Architecture committee – no update

8. Potential inclusion of additional lots in HOA – Jack discussed with Mark Kruchten who indicated that the eight additional lots had been promised autonomy from the HOA. Additionally, there is a maintenance problem with the pond area around the SPE sign at Goth and Old Sauk Rd. The area requires periodic drainage and silt removal to remain functional as a drainage area. Mark believes there is an easement given to the HOA for the area around the sign, but he will research this and let us know. Jack suggested that given the ongoing maintenance requirements of the drainage area, it may be beneficial to leave the ownership of the land with the developer. The board will discuss further once the easement document is available for review.

### **New Business**

There was no new business

**Next meeting** – The next board meeting will be held on Tuesday, March 16 from 3:00 – 4:30 PM via Zoom. The main focus will be final preparation for the annual HOA meeting.

Respectfully submitted,

Kathy Speck, Secretary