

Sauk Point Estates Homeowners Association

Minutes of March 22, 2021 Meeting

Attendees: A quorum of Homeowners was present including: Board members Jack (and Debbie) Hemb (Lot 45), Lacey Smith (Lot 5), Dan Rosati (Lot 71), Kathy Speck (Lot 37); homeowners from Lots 18 – Denny and Pat Johnson; 29 – Susan and George Jankovich; 38 – Peggy Comerford; 41 – Francis Friend; 42 – Michael Hobbs; 44 – Jennifer Knollenberg; 48 – Kevin Jezuit; 55 – Rock Mackie; 35 – Matt Bohn; 25 Zac Leider; 64 – Kurt and Nancy Brink; 10 – Jack Titus; 59 – Joanne Chomiak; 68 – Robert Bouril; 8 – Kathy Pientka; 14 – Robert Sax; 16 – Wendy and Perry Kempf; 46 – Jim and Kim Patullo

Due to the Covid-19 pandemic, the meeting was held virtually on Zoom.

1. Call to order and introduction of Homeowners Association (HOA) Board

Jack Hemb opened the meeting at 7:05 pm and introduced current board members. Jack summarized the past year's activities of the HOA board, which has focused on establishing basic functions of the HOA, including regular HOA board meetings, communications with homeowners, budgeting, collecting HOA fees, and maintenance of outlots and entrance signs.

2. Activities and accomplishments in 2020 and Q1 2021

Jack highlighted the following activities:

- Performed overdue maintenance and repair of neighborhood entrance signs – power washing, regrading and constructing a retention wall around the sign at Old Sauk & Goth Rd, landscaping, lighting repair/replacement
- Contracted/coordinated with Messner Landscape company for maintenance/mowing of common areas. Recently signed a three year contract with Messner, which allowed the HOA to maintain the same pricing as last year for each subsequent year.
- Hired Messner's to fill in a large hole dug by neighborhood kids that had caused Messner's front loader to get stuck in the hole – (HOA cost of \$900 to fill in and reseed the area)
- Addressed questions and issues related to common areas
- Reviewed homeowner building requests

Rock Mackie expressed appreciation for the improvements that have been made to the entrance signs and surrounding areas.

3. Future maintenance plans – Jack mentioned that the board is currently obtaining bids for removal of a downed tree in Outlot 8 near the corner of Magellan and Summerfield Dr.

4. Budget for 2021 – Dan Rosati displayed the 2021 budget, which includes a total of \$24,500 in anticipated 2021 homeowner fees. All homeowners have paid the 2020 fees, and four homeowners are currently delinquent with 2021 fees. Budgeted expenses for 2021 total \$22,380. We have a current bank balance of \$28,062. Again this year, a reserve fund of approximately 20% of annual dues has been included in the budget to cover unanticipated expenses. Dan expressed thanks to our neighbor Jim Hegenbarth from Park Bank. The account is fee free.

A question was raised regarding the total number of lots in the HOA. Dan responded that there are 70 lots in total. Following some discussion, it was clarified that Lot 1 is not included in the total, and that Lot 56 was split and absorbed by Lots 57 and 55. Homeowners of vacant lots also pay dues.

5. HOA Website and Facebook page – Lacey Smith stated that both a neighborhood Facebook page and a new website (saukpointestates.com) have been developed. These have been designed to facilitate communication within the HOA and full transparency of board activities.

The neighborhood directory is posted on the Facebook page, which is limited to verified homeowner access only. Other information, such as the HOA bylaws, minutes of board meetings, and HOA meetings are posted on the HOA website. Homeowners are encouraged to submit suggestions other information they would like to see on the site. Numerous meeting attendees expressed their appreciation for Lacey's efforts to establish and maintain these sites.

HOA board meeting dates and times are posted on the HOA website. Homeowners are welcome to attend the board meetings. Discussion followed. Dan will bcc all homeowners with notifications of the board meetings, and will include the zoom link so that any homeowner who wishes to attend may do so.

6. Architecture Committee – This committee is established per the HOA bylaws. Its role is to review homeowner plans for remodeling or other property changes to ensure they comply with covenants and bylaws. Lacey asked for volunteers for the architecture committee. A project for the committee will be to research the replacement of worn out homeowner mailboxes. Denny Johnson and Bob Bouril volunteered to serve on the committee.

Michael Hobbs raised a concern about enforcement of neighborhood covenants. Denny Johnson emphasized the importance of maintaining this function. Kurt Brink reiterated its importance. Jack Hemb stated that homeowners are required to submit their building project proposals to the HOA board, which has the authority to approve or reject the project. This is an important function to maintain neighborhood aesthetics and value.

7. Landscape Committee – Kathy Speck indicated that this is a new committee that will focus on improving the neighborhood common areas, including outlots and neighborhood signage areas. Kathy asked for volunteers who would like to provide input to these activities, including those with an interest in prairie

restoration, gardening and overall neighborhood beautification. Jennifer Knollenberg, Nancy Brink and Kim Patullo volunteered.

8. Nominations of Board Officers –Jack opened the floor and asked for nominations for the president, vice president, secretary and treasurer board positions, with terms beginning in July. Current board officers Jack Hemb, president; Lacey Smith, Vice President; and Dan Rosati, treasurer are willing to continue serving on the HOA Board. Kathy Speck wishes to relinquish her role as board secretary at this time. There were no additional nominations presented. HOA members were encouraged to consider serving on the board and to contact the board if they are willing to do so.

The bylaws indicate that the new board is to be elected by the current board. Susan Jankovich commented that election of officers by an existing board seems odd. Current board members agreed and commented that there are a number of concerns with the bylaws that the board has previously discussed. Since changes to the HOA bylaws require approval of 51% of homeowners as well as funds for legal resources, the board has deferred making additional changes, preferring to spend funds on other HOA priorities. Kathy Speck asked homeowners to email the board with any bylaws issues that they identify as concerning and needing modification. The board will consolidate those issues and work to address them.

Other Business – Michael Hobbs expressed concerns about security in the neighborhood. He also asked about the Next Door app which includes many different neighborhoods. Lacey said that she has recently been set up as a neighborhood lead on the Next Door app so that she can formally separate our HOA neighborhood. She is waiting for Next Door to process her request. Discussion followed. A neighborhood meeting with law enforcement was also suggested.

Dick Titus thanked the board for taking control of a challenging situation and making many improvements, particularly with the neighborhood signs and common areas. Other participants added their compliments and thanks to the board for their many efforts this past year and a half.

9. Adjournment – There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Kathy Speck, Secretary
Sauk Point Estates Homeowners Association Board