

Sauk Point Estates Homeowners Association Board Meeting
Tuesday, September 17, 2024 7:00 PM
MINUTES

Attendees – Dan Rosati, President; Lacey Smith, Treasurer; Susan Jankovich, Secretary; Bob Bouril, Architectural Committee Chair; HOA Members: Jim Patullo, Paul Hutson, Tracey Heath, George Jankovich, Randeep Dang

Board Members Absent: Kelsi Hau, Vice President; Kathy Speck, Landscape Committee Chair

Call to Order - Dan Rosati called the meeting to order at 7:00 pm.

Minutes – Approval of July 16, 2024 Board Meeting Minutes. Minutes were approved by the Board Members.

Treasurer's Report – Update on Budget and Expenses. Messner's Landscaping charged the HOA \$10 for paying an invoice via ACH (Automated Clearing House) whereby an electronic, bank-to-bank money transfer is processed. As this is a direct transfer of funds, there should not be any charges to generate payment. In the future, we won't be using their ACH service option.

Discussion ensued regarding the Budget and Annual Dues. No decision was made at this time regarding financials. This will be further discussed at the October 15, 2024 Board Meeting.

Old Business –

- **Committee Reports**
 - **Architectural Review Committee – Mailboxes and Post Replacements for SPEHOA members.**
 - **Update on replacing Mailboxes**
The Board approved option can be found on the website:

<https://saukpointestates.com>

We thank Bob Bouril (ARC Chair) for all his work researching the various options.

- **Landscape Committee -**
 - **Update:**
 1. Field Mowing has been completed by Messner's Landscaping.
 2. There is a \$1,500 increase in Messner's contract which includes: a second field mowing was added this year which will be done soon; and tree watering during dry periods (of the young trees that have been planted in the last few years) was also added. Messner's staff have been also been staying in touch with Kathy Speck each week.

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- **Landscape Committee - cont'd**

3. We are charged separately for each watering, and not charged when they don't water. The full Messner's increase this year includes the second field mowing.
4. Messner's has only needed to water a few times so far, when there has been little to no rain in a 7-10 day period. After initiating this new watering service, we worked out a process where, prior to watering in a particular week, Messner's staff would check in with Kathy Speck to verify the need for watering.
5. The current Messner's contract is for one year, allowing new board leadership an opportunity to provide their input going forward.
6. As discussed at the July 16th meeting, any additional tree planting would include plantings in the Outlots around Welcome Drive and will require working with the Town of Middleton to modify current planting restrictions around the designated drainage areas.
7. Kathy Speck and Bob Bouril will contact the Town in the Fall and ask the Town to grant a variance to plant trees and other vegetation that would not impede the drainage function of those Outlots.
8. Paul Hutson mentioned that there are downed trees in the hickory grove in Outlot 8 at the top of Magellan and Summerfield. Kathy will request a quote for removal of those trees. The HOA generally uses Accurate Tree Service.

New Business –

- **Annual Meeting Date – Please mark your calendars! The Annual Meeting will take place via Zoom on Wednesday, November 13, 2024 at 7:00 pm**
- **New Officers for 2025** – Please welcome Jim Patullo as the new President and Paul Hutson as the new Vice-President of the HOA. The term of office is two-years commencing on January 1, 2025.
- **We thank Dan Rosati (current President) and Kelsi Hau (current Vice-President)** for their hard work and dedication to the HOA.
- **Covenant Modifications** – The Covenants are in dire need of updating. Tracey Heath will search/source a legal adviser/attorney to assist in updating the Covenants.
- **Properties for sale** – Lot 60 on Summerfield Drive has been sold.

Next Board meeting: Tuesday, October 15, 2024 at 7:00 p.m. via Zoom.

Adjournment – Dan Rosati motioned to end the meeting and Lacey Smith seconded. Meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Susan M. Jankovich, SPEHOA Board Secretary