

SOUTHBRIDGE HOMEOWNER'S ANNUAL MEETING

Monday, May 1, 2023

American Legion Post

1. Vice President Dan Statz called the meeting to order. SBHOA Board Members in attendance: Michael Hammer, Dan Ryan, Dan Statz, Jean Herzberg. Excused: Ross Maurer.
2. Residents in attendance introductions.
3. 2022 minutes were approved. Motion: Gary H. Second: Jenny G.
SBHOA Meeting date is set with the requirement of the Covenants on the first Monday in May.
4. Chicken Coops: The Village Plan Commission has addressed Village Residents of housing chickens. The Village Board voted down residents raising chickens. Continue to watch Village Board Agendas for future discussions.
 - A. The SBHOA Covenants does not support residents having chickens.
 - B. Covenant: 3:11 Accessory Buildings, Covenant 3:13 Barn, Covenant 3, Covenant : Pets, Covenant 3.19 Trade or Activity.
 - C. Waste management issue with raising chickens discussed
5. Entrance Maintenance: Ross M. continues to repair the bricks around the entrance fountain located on Tierney Drive. The entrance is approximately 27 years old. Repairs are needed and the loose bricks are becoming a safety issue.

Comment: Denice S. would like spruce up the entrance with plantings.

6. SBHOA Budget: Michael reviewed the Budget.
 - A. The SBHOA began with \$5000 seed money from Don Tierney
 - B. The budget remains the same as 2022
 - C. Budget items are snow removal, insurance and lawncare
 - D. If needed, a bid may be gathered for improvements, and a special assessment would be collected from residents
 - E. With 192 homeowners, 24 owe dues for 2023
 - F. Donations began being accepted in 2022. Approximately 25% of residents have donated

Comment: What is the SBHOA Insuring? Michael broke down budget items. Suggestion for the SBHOA to receive a second bid which will be discussed by the Board.

Comment: Which lawn service is used? Greenstripe is under contract. Suggestion to gather an additional bid.

Comment: May dues be raised? A dues change would take a covenant change. Best to have a special assessment for improvement costs.

7. Correspondence: The Board continues to collect email addresses of residents. A few residents continue to want to receive correspondence thru the mail.

Comment: Discussion of continuing to use email for correspondence.

Comment: Suggestion to email residents in groups of 50 vs a large group email. This could reduce the emails sent ending up in the spam file or being blocked.

8. Architectural Control Committee (ARC): Resident signatures were needed to set up an ARC Board. SBHOA Board members knocked on doors to collect resident signatures required to amend the Covenants to form an ARC Board. 50% +1 signatures were not collected. One of the eleven covenant areas of the SBHOA did not sign paperwork to move forward with forming an ARC. At this time, the SBHOA reviews covenants and bylaws for inquiries.
 - A. Residents shall continue to submit paperwork to the SBHOA
 - B. SBHOA Board will review an application or question based on Covenants and Bylaws
 - C. An ARC needs to be in place for a truly functioning review committee
 - D. There are 13 different covenants with 11 additions to the SBHOA. Neighbors need to be respectful, especially with fence installations

Comment: Realtors/Title Companies need to continue to inform new homeowners of the SBHOA Covenants and Bylaws

9. Website: T.R. Fitzgibbons continues to build a new website. www.southbridgewaunakee.com. His expertise is greatly appreciated.

Comment: How do residents know of the website? Discussion to link the old website to the new website.

Comment: Can the SBHOA website link the pool website for residents? Yes

Comment: What else does TR need to complete the website? Discussion

10. Election of Board Members: Ross Maurer, Dan Ryan, Dan Statz, Michael Hammer and Jean Herzberg were elected to the 2023-2024 SBHOA Board. Motion: Jenny G. Second: James S.

11. Adjournment: 7:24pm. Motion: Ron P. Second Kathy C.

THANK YOU FOR THOSE RESIDENTS THAT ATTENDED. PIZZA AND REFRESHMENTS WERE ENJOYED.