

# Townhomes of Bieneman Farm HOA

## Board of Directors Meeting Notes

**Meeting Date/Location:** Tuesday, Aug 27th, 2024 @ 6 PM @ Azul Tequila.  
**Attendees:** Dan Hatalla (VP), Jamie Germain (Sec), Bob Ott (Member at Large) and Matt Fee, MJF & Associates (Property Manager)  
**Not Present:** Pam Frank (Pres), Lyn Francois (Treas)

**Call to Order:** 5:55 PM  
**Prior Meeting Minutes:** June 2024 meeting minutes were approved by the Board via email 6/27/2024 and posted to the website.  
**Guest(s):** None.  
**Committee Reports:** None.



### Financial Reports:

- **Bank Balances (RCU) as of 7/31/2024:**
  - Member Savings: **\$5.00** (0.400% APY)
  - Operating Account x789: **\$9295.88** (1.235% APY)
  - Reserve Account x122: **\$254,150.11** (2.253% APY)**Total – Liquid Funds: \$263,445.99 | Total – All Accounts: \$263,450.99**
- **Delinquencies as of 7/31/2024 – \$11,625.24** (\$10,254.24 at end of May) – **UP \$1371.00**
  - **43 units past due (up 4)** – 7 past due 2+ months' worth of dues (no change) – **5 of them are PA Rentals**
  - **26 units are PA rentals** (no change) which are mostly past due violation fees

### Manager's Report:

- **Reserve Transfer for September – Board approved** skipping September's reserve transfer as the final payment for the gutters will be remitted from reserve directly in September (which will not leave enough for the monthly transfer).
- **Communications w/Owners** – Discussed (2228 Salvia, 1802 Azalea).
- **Collections** – Discussed.
- **Violations** – Discussed. **Board agreed** to waive the improper signage fee for 2232 Foxglove.

### Ongoing Business:

- **Holding Pond Trees** – City of Hudson said there will be 4 trees planted on the east side. At least 3 have been planted so far.
- **Squirrel Issues** – Remediated (traps set).
- **Tree/Bush Trimming** – Done.
- **Dog Waste Signs** – Signs have been posted.
- **Knotweed Removal** – One more treatment required per landscaper (after sprinklers are turned off).
- **Title Work Issue** – Enough first round votes were obtained. Counsel asked that appointees be identified to work on this with them directly. **Jamie** to email full Board to confirm all are okay w/Dan & Jamie representing the Board w/counsel.
- **Rental Amendment – Manager** will ask counsel if this can be resurrected in light of the title issue.
- **Project List 2024 –**
  -  **Dryer Vent Cleaning** – Completed.
  -  **Outdoor flying pest control** – Completed 6/26/2024.
  - **Gutter replacements** – Contract signed in June. *Work to begin 9/3/24 for 1 week w/10 crews onsite.*
  - **Speed bump (Holly Curve)** – **Board agreed** to table this stating concerns it will provoke bad behavior.
  - **Bush & Rock Replacement** – Future project; may be done in phases depending on cost.
  - **Driveway Replacement** – Future project, ideally *after* bush/rock replacement; may be done in phases.
  - **Foundation repair** – Maintenance will perform a walkthrough in the fall when it's dry to look for issues.
- **For Sale/Sold Properties as of 8/25/2024:**

Address	Unit Type	On Market	Last Price	Status Date	Status	Notes
1804 Azalea	Inner	7/11/2024	\$274,900	7/31/2024	ACTIVE	Midwest Cable Maintenance LLC (formerly Jean's unit)

### New Business:

- *See Manager's Report section above.*

**Next Meeting:** Tuesday, Oct 29th, 2024 @ 6 PM @ Azul Tequila. *Regular meetings are generally held every other month.*  
**Meeting Adjourned:** 7:00 PM