

meeting minutes

Townhomes of Bieneman Farm Board of Directors

Meeting Date: December 10, 2020
Location: Comfort Suites Lobby
Attendees: Pam Frank (President), Dan Hatalla (VP), Jamie Germain (Secretary), Lyn Francois (Treasurer).
Not Present: Bob Ott (Member at Large).

CALL TO ORDER 6:00 PM
MEETING MINUTES No meeting minutes to approve. (No meeting in November, prior meeting was the Annual Meeting; those minutes will be approved at the next Annual Meeting.)
HOMEOWNER INPUT None scheduled.
PRESIDENT'S Report None.
SECRETARY'S Report None.
TREASURER'S Report [Financial Reports](#) discussed. Balances:

- **Operating Account (BNC): \$NOT AVAILABLE**
- **Reserve Accounts – Total Reserve Funds = \$NOT AVAILABLE**
 - **UBS (all cash): \$134,992.02**
 - **BNC: \$NOT AVAILABLE**

MANAGER'S Report – NOT AVAILABLE BY MEETING DATE

- [Architectural Control Report](#) – no new requests.
- [Request For Proposal Report](#) – no new RFPs.
- [Maintenance Requests](#) – Dan notified owner w/burnt out light bulb that bulb replacements are the homeowner's responsibility. No other requests submitted.
- [Violations Report](#) – Two parking violations (prohibited street parking) issued for 2302 Rosemary Curve, a rental property.
- [Delinquency Report](#) –

Current (1-30)	Over 30	Over 60	Over 90	Delinquent Balance	Over 30+ Balance
\$11,267.57	\$4,319.40	\$2,040.20	\$15,344.21	\$32,971.38	\$21,703.81
					Last Month: \$22,862.79

OLD Business

- **Landscaping** – Willow River Co picked up the RPZs for the irrigation system and will store them over the winter.
- **Governing Doc revisions** – counsel's updates discussed; more questions were brought up for counsel.

NEW Business

- **Legal Updates** – 1901 Aster Echo demand letter sent 12/8/2020.
- **Phase III roofing** contract has been signed.
- **2021 dues increase** – BOARD AGREED to have an email blast sent to owners to remind them of the **dues increase**.
- **Landscaping** – Dan contacted Nick @ WRC regarding locks on the irrigation boxes and requested a quote for rubber removable speed bumps that could be placed on private roads during the warm months.

COMMITTEE Reports – Gov Doc Review Committee (Jamie/Pam) – Rental Use Policy – still w/Counsel.

NEXT MEETING

Regular Board meetings are held the 3rd Thursday of each month @ 6pm (location varies). Meetings must be held at least quarterly per the Bylaws. **NEXT MEETING: January 21, 2021 @ Comfort Suites Lobby.**

CALL TO ADJOURN 7:30 PM