

meeting minutes

Townhomes of Bieneman Farm Board of Directors

Meeting Date: February 25, 2021

Location: Comfort Suites Lobby

Attendees: Pam Frank (President), Dan Hatalla (VP), Jamie Germain (Secretary), Lyn Francois (Treasurer), Bob Ott (Member at Large).

CALL TO ORDER 6:00 PM

MEETING MINUTES January 2021 meeting minutes – already **APPROVED** via email.

HOMEOWNER INPUT None scheduled.

PRESIDENT'S Report None.

SECRETARY'S Report None.

TREASURER'S Report **Financial Reports** – as of 1/31/2021:

- **Operating Account (Seacoast): \$29,052.64**
- **Reserve Accounts:**
 - **Seacoast: \$44,457.71**
 - **UBS: \$134,820.74**
- **Total Reserve Funds = \$179,278.45**
- Reserve payment was increased to **\$9000** beginning in January as per the budget.

Outstanding Invoices to Approve:

- **BOARD APPROVED (2) Greenstein Sellers** invoices and **(1) Willow River Co** invoice
- Questions on **Cities Management, City of Hudson,** and **Advanced Disposal** invoices forwarded to Manager

MANAGER'S Report – NONE PROVIDED

- **Architectural Control Report** – No new requests.
- **Request For Proposal Report** – No new RFPs.
- **Maintenance Requests**
 - Shrews in the attic – Association fixes roof, homeowner pays for pest removal
 - Siding damage from snow removal – vendor has agreed to fix when weather allows
- **Violations Report** – 2/11/2021 – One dog waste violation – first notice sent
- **Delinquency Report – as of 2/24/2021:**

| Current (1-30) | Over 30 | Over 60 | Over 90 | Delinquent Balance | Over 30+ Balance |
|----------------|------------|------------|-------------|--------------------|-----------------------|
| \$8,340.69 | \$3,948.63 | \$1,163.71 | \$14,365.01 | \$27,818.04 | \$19,477.35 |
| | | | | | Jan 2021: \$19,377.89 |

OLD Business

- **Rental Policy Amendment to Declaration** – Counsel updated the verbiage as requested and **BOARD APPROVED** the language as revised. A petition will be drafted and sent to all homeowners for signature.

NEW Business

- **Legal Updates** – None posted online.
- **Dryer Vent Cleaning Proposal** – Last done June 2019 per Manager, but was actually last done in **August 2020**; **BOARD AGREED** to skip 2021 service and budget for 2022 to ease the budget for the roofing project.
- **Animal Control** – Two residents reported an incident where another renter's child threatened that his dog was "gonna get [them]"; the dog has charged at residents (including Board members) before and has been seen off leash multiple times. **The Board encourages residents to call Hudson PD in these instances, as it is an animal control issue that should be documented on police records to establish cause for removal.** Should the animal continue to be a problem, Board does have the option of requiring the animal be removed from the property under Article VIII, Section 5(c)(3) of the Declarations.

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

NEXT MEETING – Regular Board meetings: 3rd Thursday of each month @ 6pm (location varies). Meetings must be held at least quarterly per the Bylaws. **NEXT MEETING: Thursday, March 25, 2021, 6PM, Comfort Suites Lobby.**

CALL TO ADJOURN 7:55 PM