

meeting notes

Townhomes of Bieneman Farm Board of Directors

Meeting Date: March 25, 2021

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 BOARD APPROVED February 2021 meeting minutes.
HOMEOWNER INPUT None scheduled.
PRESIDENT'S Report None.
SECRETARY'S Report None.
TREASURER'S Report Financial Reports – as of 2/28/2021:

- **Operating Account (Seacoast): \$45,873.08**
 - **Reserve Accounts:**
 - **Seacoast: \$53,475.51**
 - **UBS: \$134,821.86**
- Total Reserve Funds = \$188,297.37** – Will be okay to pay for phase IV of roofing in September

Outstanding Invoices – ALL APPROVED:

- Greenstein \$65 (demand letter)
- Xcel \$38.37 & \$38.01 (irrigation electric, 2 mos.)
- Cities Mgmt \$19.69 (misc mailings/copies)
- Advance Disposal \$2095.73 (2 mos.)
- Willow River Co \$7480 (snow/landscaping)

MANAGER'S Report – Not provided.

- **Architectural Control Report** – Window replacement request **APPROVED** via email.
- **Request For Proposal Report** – Trim painting bid not yet received. See NEW Business for Ant/Pest control bid.
- **Maintenance Requests** – No new requests; request to fix siding damage from snow removal still pending.
- **Violations Report** – No new violations.
- **Delinquency Report – as of 3/23/2021:**

Current (1-30)	Over 30	Over 60	Over 90	Delinquent Balance	Over 30+ Balance
\$8,980.63	\$4,088.12	\$1,355.71	\$15,015.05	\$29,439.51	\$20,458.88
					Feb 2021: \$19,477.35

OLD Business

- **Rental Policy Amendment to Declaration** – Petition drafted. Counsel advised that signatures will not need to be notarized. Manager sent out draft of cover letter/amendment. Jamie will edit and resubmit for final review.

NEW Business

- **Legal Updates** – None posted online.
- **Ant and Pest Spraying** – Xtreme Pest Solutions: \$425.00 per treatment (\$25/building). Waiting for bid from American Pest Solutions for comparison.
- **Insurance** – State Farm renewal bid received; bids also requested from Farmers and Spectrum Ins Agency.
- **Tree/Shrub Replacement** – discussed timing, which vendor to use. Board will set meetings with Willow River and Meadowlark to discuss bush removal, tree replacement, future landscaping plans.
- **Properties currently For Sale as of the meeting:**
 - **2203 Salvia Lane** – PENDING
 - **2301 Rosemary Curve** – PENDING
 - **2311 Rosemary Curve** – PENDING
 - **1906 Hemlock Place** – COMING SOON

COMMITTEE Reports – Gov Doc Review Committee (Jamie/Pam) – Rental Use Policy – 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, 4/22/2021, 6PM, Comfort Suites Lobby.**

CALL TO ADJOURN 7:30 PM