

# meeting minutes

## Townhomes of Bieneman Farm Board of Directors

**Date/Location:** Thursday, May 20, 2021 @ Comfort Suites Lobby  
**Attendees:** Pam Frank (Pres), Dan Hatalla (VP), Jamie Germain (Sec), Bob Ott (Member@Large), Sadie Vance (Community Manager)  
Not present: Lyn Francois (Treas)

**CALLED TO ORDER** 6:05 PM  
**MEETING MINUTES** BOARD APPROVED April 2021 meeting minutes via email prior to the meeting.  
**HOMEOWNER INPUT** None scheduled.

**PRESIDENT'S Report** None.  
**SECRETARY'S Report** None.  
**TREASURER'S Report** Financials reviewed and discussed.

### Financial Reports – as of 4/30/2021:

- Operating Account (Enterprise): \$41,469.20
  - Reserve Accounts:
    - Enterprise: \$71,526.13 (\$26.80 interest earned)
    - UBS: \$134,824.34 (\$1.36 interest earned – moving to Enterprise to earn more interest)
- Total Reserve Funds = \$206,350.47** – After Sept deposit: ~\$251,350. Half of the roofing project is due up front, half will be paid in the fall.

### Outstanding Invoices for approval:

- **Xcel, City Water, Willow River, Greenstein** – all BOARD APPROVED via email prior to meeting
- **Cities Maintenance** – Melted siding replacement @ recently sold property – BOARD APPROVED charging this back to the prior owner; Manager will invoice prior owner directly
- **Advanced Disposal** – Invoices still have inconsistent charges, combined addresses, owner name on account instead of Association, etc.; audit has still not been received. Manager to check on audit and withhold payment of this invoice until questions are answered.

**MANAGER'S Report** – Not provided to Board in time for review. Various Management questions discussed and answered.

### DISCUSSION Items

- **Architectural Control Report** – No new requests.
- **Request For Proposal Report** – Waiting for additional trim painting bids; may need to limit trim project to patio doors only.
- **Maintenance Requests** – (3) open requests – all taken care of; Manager will update tickets online.
- **Violations Report** – Manager issued (3) dog waste/damage, (2) trash bin, and (1) improperly parked trailer citations. Manager will remind owners of rules surrounding dog waste/damage and leash laws, etc.
- **Delinquency Report** – Discussed multiple delinquent accounts. Balances as of 5/18/2021:

Current (1-30)	Over 30	Over 60	Over 90	Delinquent Total	Over 30+ Balance
\$9,794.72	\$4,556.89	\$1,905.29	\$16,444.12	\$32,701.02	\$22,906.30
					March 2021: \$21,681.10

### OLD Business

- **Rental Policy Amendment to Declaration** – Petition sent to all homeowners via email OR mail on 4/2/2021 and additional mailings were sent out to those that had not responded w/new date due of 5/10/2021. Another email blast will go out to nonresponsive owners.
- **Tree/Shrub Replacement & Speed Bumps** – Willow River bush removal and speed bump quotes discussed.
  - **BOARD APPROVED** speed bumps proposal (Holly Curve); if it proves helpful in slowing traffic, Board will discuss installing speed bumps up the hill on Rosemary Curve.
  - **BOARD APPROVED** bush removal proposal (removal of 160 shrubs) minus the proposed rock replacement; existing rock will be spread (to conserve funds) and any excessively thin areas will be reviewed by the Board). A revised quote will be obtained.
- **Preventative pest control** – Xtreme Pest Control engaged to spray for crawling/flying insects – Manager will schedule service and notify owners.

### NEW Business

- **New Signs** – Manager will price out new “No Climbing on Boulders” sign, (2) “Private Road” signs, and a new post for the No Parking sign that was destroyed by a resident child.

**COMMITTEE Reports – Governing Doc Review Committee** (Jamie/Pam) – Rental Use Policy – See Old Business above.

**NEXT MEETING** – Thursday, 6/24/2021, 6PM, Comfort Suites Lobby.

**MEETING ADJOURNED** 8:00 PM