

# meeting minutes

## Townhomes of Bieneman Farm Board of Directors

**Meeting Date:** Wednesday, July 28, 2021

**Location:** Comfort Inn Lobby

**Attendees:** Pam Frank (Pres), Dan Hatalla (VP), Jamie Germain (Sec), Bob Ott (Member at Large), Lyn Francois (Treas)

**CALLED TO ORDER** 6:05 PM

**MEETING MINUTES** BOARD APPROVED June 2021 meeting minutes via email.

**HOMEOWNER INPUT** None scheduled.

**PRESIDENT'S Report** None.

**SECRETARY'S Report** None.

**TREASURER'S Report** Financial Reports – as of 6/30/2021:

- **Operating Account (Enterprise): \$62,103.61**
- **Reserve Account (Enterprise): \$224,444.89** (\$61.93 interest earned)
  - ♦ First payment for roofing project (~\$125,000) was paid after the statement cut; we will see it reflected in next month's balance.

**Outstanding Invoices:**

- **APPROVED:** Greenstein Sellers, Cities Maintenance, West Bend
- **HELD FOR QUESTIONS:** Willow River Co, Advanced Disposal, HG&K, Xtreme Pest Solutions

**MANAGER'S Report**

- **Architectural Control Report** – No new requests.
- **Request For Proposal Report** – No new RFPs online – waiting for another painting bid to come in.
- **Maintenance Requests** – One dead bush, one bush that needs trimming; both will be addressed soon.
- **Violations Report** – No new citations.
- **Delinquency Report** – as of 7/26/2021.

Current (1-30)	Over 30	Over 60	Over 90	Delinquent Total	Over 30 Balance
\$9,257.68	\$4,809.07	\$2,345.12	\$17,901.91	\$34,313.78	\$25,056.10
					June 2021: \$23,742.48

- **Legal Updates** – No updates posted online. Board discussed whether to take legal action on seriously delinquent accounts.

**OLD Business**

- **Rental Policy Amendment to Declaration** – Still obtaining consent forms.
- **Replacement signage** – No Climbing on Boulders, (2) Private Road signs, and a new post for the No Parking sign – waiting for pricing from Manager.
- **Willow River Co** – Landscaping questions & estimates – still waiting for answers.

**NEW Business**

- **Properties currently For Sale/Sold** (as of 7/26/2021):
  - ♦ Listed 7/24/2021: 1904 Trillium Way – **ACTIVE CONTINGENT** – Listed at \$224,900 (inner unit)

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

**NEXT MEETING – MONDAY, 8/16/2021 @ 6PM @ COMFORT INN LOBBY**

Regular Board meetings (must meet at least quarterly): 4TH WEDNESDAY of each month @ 6pm (location varies).

**CALL TO ADJOURN** 7:50 PM