

meeting minutes

Townhomes of Bieneman Farm Board of Directors

Meeting Date: Monday, August 16, 2021

Location: Board Member's Driveway

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

CALLED TO ORDER 6:02 PM

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

HOMEOWNER INPUT Owner T.W. (Salvia Lane) informed the Board that her bushes were trimmed despite her multiple requests to the Management company to add them to the 'no trim' list. She also offered to plant maple trees in bare spots around the holding pond, which the Board will discuss when planning tree replacements.

PRESIDENT'S Report None.

SECRETARY'S Report None.

TREASURER'S Report **Financial Reports** – as of 7/31/2021:

- **Operating Account (Enterprise): \$63,845.75**
- **Reserve Account (Enterprise): \$107,601.93** (\$81.04 interest earned)
 - ♦ First payment for roofing project (\$125,924) was paid 7/23/2021 – final payment will need to be in Oct or later.

MANAGER'S Report

- **Architectural Control Report** – no new.
- **Request For Proposal Report** –
 - ♦ Foundation Repair: bid pending
 - ♦ Painting: still waiting for additional bids
- **Maintenance Requests** – 1901 Currant Pointe – foundation repair; RFP submitted (see above).
- **Violations Report** – no new.
- **Delinquency Report** – as of 8/15/2021.

Current (1-30)	Over 30	Over 60	Over 90	Delinquent Total	Over 30 Balance
\$11,494.04	\$5,089.31	\$2,757.10	\$18,855.52	\$38,195.97	\$26,701.93
					July 2021: \$25,056.10

- **Legal Updates** – Board discussed two delinquencies that are with counsel, one old, one new.
- **Outstanding Invoices for approval (Invoices for Approval - August.pdf)** – sent to Manager 8/17/2021
 - **APPROVED** – City of Hudson, Cities Management, Xcel Energy, Willow River Co, Advanced Disposal, Xtreme Pest Solutions.
 - **HELD:** HG&K (financial review) – Board still needs to review the report and find out why it took so long.
- **Action Items** – Board discussed information from Manager on replacement signage. More discussion needed.

OLD Business

- **Rental Policy Amendment to Declaration** – Petition and consent forms sent to all homeowners via email OR mail on 4/2/2021, second round of mailings sent to non-responders in late April (due 5/10). Consent forms may still be turned in.
- **Landscaping** – Board discussed issues with bush trimming and communication between vendor/management company.

NEW Business

- **Irrigation Issues** – Discussed PVC pipe repairs needed between buildings on Rosemary. Bid will be obtained.
- **Neighborhood Sign Landscaping** – Board discussed options for landscaping around signs and removal or repair of eroded fencing and fence posts and potential vendors for the work.
- **Knotweed** – Board discussed options for remediation – chemical treatment or removal. Also discussed cutting the entire hillside to control overgrowth.
- **Vacant Unit** – Board discussed status of vacant unit on Foxglove (owner deceased). Unit sustained water damage that still needs repair. More information regarding its disposition will be requested from the personal representative.
- **Properties currently For Sale/Sold** (as of 8/15/2021):
 - ♦ Listed 7/24/2021: 1904 Trillium Way – ACTIVE CONTINGENT – \$224,900 (inner unit)

NEXT MEETING – Wednesday 9/15/2021 @ 6PM @ Board member's driveway (weather permitting)

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

MEETING ADJOURNED 8:55 PM