

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Wednesday, March 23, 2022	Location:	Comfort Suites Lobby																														
Attendees:	Pam Frank (Pres), Dan Hatalla (VP), Jamie Germain (Sec), Bob Ott (Member at Large), Lyn Francois (Treas), and Matt Fee, MJF & Associates (Property Manager)																																
Not Present:	NA																																
Call to Order	6:00 PM																																
Prior Meeting Minutes	Board APPROVED February 2022's meeting minutes unanimously.																																
Homeowner Input	None																																
Vendor Visit	None																																
Officer Reports	None																																
Financial Reports	<ul style="list-style-type: none">• Financial Statements (2/28/2022) – Reviewed<ul style="list-style-type: none">♦ Operating Account (Citizens Bank): \$53,574.41 (\$0.40 interest earned)♦ Reserve Account (Citizens Bank): \$50,001.09 (newly opened) (\$1.09 interest earned – 6 days)♦ Total – All Accounts: \$103,575.50• Delinquencies – \$27,017.87 – Reviewed (Manager's Report)• Legal Collections – Discussed (Manager's Report)																																
Manager's Report	<ul style="list-style-type: none">• Invoices – None requiring Board approval• Bids – Insurance bids discussed; Board APPROVED staying with West Bend• Work Orders – Communications with Willow River discussed• Violations – Parking & Dog Waste issues discussed• Delinquencies/Collections – Discussed• Other Items – Rental Registrations and tree trimming discussed																																
Ongoing Business	<ul style="list-style-type: none">• Rental Policy Amendment to Declaration – Cities was unable to provide the consent forms; Manager drafted a new amendment packet• Project List (* indicates definite 2022 projects)<ul style="list-style-type: none">♦ *Tree Replacements (spring) – 8 trees need replacement – need to discuss requirements (flowering trees for inner units, non-flowering for end units), pricing, and timing♦ *Dryer Vent Cleaning (spring, all units) – by Handyman♦ *Sealcoat & patch driveways (all units) – need bids♦ *Knotweed Removal (east end of Salvia) – Manager will reach out to vendors to get bids♦ *Irrigation System Repair (spring) – upper pipe needs replacement between Rosemary buildings, need a fresh bid♦ Bushes & Rock Replacement – Future project♦ Painting – pillars, front door trim, and kickplate on end unit patio doors – 2022 project if budget allows (need bids)♦ Power-washing – south-facing units – defer until later in the year if there's sufficient funds♦ Driveway Replacement – defer until after bushes/rock are replaced• For Sale/Sold Properties (3/23/2022)<table><tr><th>Property Address</th><th>End or Inner</th><th>On Market</th><th>Listing Price</th><th>Status Date</th><th>Current Status</th></tr><tr><td>1903 Hemlock</td><td>Inner</td><td>2/15/2022</td><td>\$239,900.00</td><td>2/21/2022</td><td>ACTIVE CONTINGENT</td></tr><tr><td>1900 Hemlock</td><td>End</td><td>2/23/2022</td><td>\$255,000.00</td><td>2/25/2022</td><td>ACTIVE CONTINGENT</td></tr><tr><td>2213 Holly</td><td>Inner</td><td>3/18/2022</td><td>\$245,000.00</td><td>3/20/2022</td><td>ACTIVE CONTINGENT</td></tr><tr><td>2216 Foxglove</td><td>End</td><td>3/16/2022</td><td>\$259,000.00</td><td>3/17/2022</td><td>ACTIVE</td></tr></table>			Property Address	End or Inner	On Market	Listing Price	Status Date	Current Status	1903 Hemlock	Inner	2/15/2022	\$239,900.00	2/21/2022	ACTIVE CONTINGENT	1900 Hemlock	End	2/23/2022	\$255,000.00	2/25/2022	ACTIVE CONTINGENT	2213 Holly	Inner	3/18/2022	\$245,000.00	3/20/2022	ACTIVE CONTINGENT	2216 Foxglove	End	3/16/2022	\$259,000.00	3/17/2022	ACTIVE
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Old Business	<ul style="list-style-type: none">• Rental Amendment – See Management Report																																
New Business	<ul style="list-style-type: none">• Holding Pond – Manager will find out who is responsible (city or HOA)																																
Committee Reports	None																																
Next Meeting	Spring Walkthru – Wednesday, April 27th @ 4:30PM. Next Meeting – Wednesday, May 25th @ 6PM, Comfort Suites Lobby. <i>Regular meetings: 4th Wed. of each month, 6pm.</i>																																
Meeting Adjourned	7:30 PM																																