

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Wednesday, June 29, 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	6:05 PM																							
Prior Meeting Minutes	May 2022 minutes were <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED w/EDITS.																							
Homeowner Input	None																							
Vendor Visit	Joel Schlitz, Attorney @ Mudge, Porter, Lundeen & Sequin (Rental Amendment)																							
Officer Reports	None																							
Financial Reports as of 5/31/2022	<ul style="list-style-type: none">• Bank Balances<ul style="list-style-type: none">♦ Operating Account: \$67,082.39 (\$2.41 interest earned)♦ Reserve Account: \$85,553.76 (\$11.57 interest earned)♦ Total – All Accounts: \$152,636.15• Delinquencies – \$1434.71 – down from \$21,374.95!<ul style="list-style-type: none">♦ \$13,931.26 written off – uncollected fees and fines, mostly♦ \$6008.98 collected♦ 9 units past due – all owe less than 2 months of dues• Legal Collections – a few initial letters sent																							
Manager’s Report from last meeting	<ul style="list-style-type: none">• Bid(s) – see Project List below• Work Orders – East Foxglove mailbox fixed, fencing by south sign to be repaired, other walk-through items are in progress• Violations – None to discuss• Delinquencies – see above• Other Items Discussed –<ul style="list-style-type: none">♦ Insurance check for hail damage received, in the process of bidding out the work♦ Shrubs have been trimmed♦ Meadowlark and Aaron (handyman) will tackle the knotweed issue in July♦ DAVEY Snow and Lawn maintenance proposal discussed – Manager will get references																							
Ongoing Business	<ul style="list-style-type: none">• Rental Policy Amendment to Declaration – discussed with Joel Schlitz of MPLS• Project List (* priority for 2022) –<ul style="list-style-type: none">♦ *Tree Replacements (spring) – Tree removal proposal from Valley View Tree Planting APPROVED with addition of mulch, stump removal, and understanding that end unit trees must not be ornamental♦ ✓ Dryer Vent Cleaning (spring, all units) – completed♦ *Crack-fill & patch driveways (all units) – Seal King proposal APPROVED; date TBD♦ *Knotweed Removal (east end of Salvia) – Meadowlark/handyman proposal APPROVED; will handle in July♦ *Irrigation System Repair (spring) – (replacement of pipe between Rosemary buildings)♦ Bushes & Rock Replacement – Abrahamson bid received so far – may also refresh Meadowlark Landscape Design [meadowlarkwi@gmail.com] bid to include rock replacement♦ Painting – pillars, front door trim, and kick plate on end unit patio doors – ON HOLD until siding repair is complete♦ 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 <div>For Sale/Sold Properties (6/27/2022)<table><tr><th>Property Address</th><th>Owner</th><th>End / Inner</th><th>On Market</th><th>Last Price</th><th>Status Date</th><th>Status</th></tr><tr><td>2304 Rosemary</td><td>Michael & Holly Vanselow</td><td>Inner</td><td>6/8/2022</td><td>\$255,000.00</td><td>6/22/2022</td><td>ACTIVE</td></tr><tr><td>2306 Rosemary</td><td>Tasha Lambert & Levi Hedine</td><td>End</td><td>6/24/2022</td><td>\$266,000.00</td><td>6/24/2022</td><td>ACTIVE</td></tr></table></div>			Property Address	Owner	End / Inner	On Market	Last Price	Status Date	Status	2304 Rosemary	Michael & Holly Vanselow	Inner	6/8/2022	\$255,000.00	6/22/2022	ACTIVE	2306 Rosemary	Tasha Lambert & Levi Hedine	End	6/24/2022	\$266,000.00	6/24/2022	ACTIVE
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Old Business	<ul style="list-style-type: none">• Holding Pond – Progress made; there will be two more treatments per City of Hudson (prairie mix and evergreens)• Weeds – Vendor has sprayed once so far; need more frequent treatments• Irrigation repairs – Manager will confirm w/vendor they were performed – heads do not appear to be aimed right or fully functioning• Occupancy Limit – there are concerns that some rental units are over-occupied – Manager to research/ask counsel																							
New Business	<ul style="list-style-type: none">• Speed Bumps – Manager to research whether Willow River ever provided these as they were never installed																							
Committee Reports	None																							
Next Meeting	Wed July 27 Aug 24 @ 6PM, Dan’s Driveway. Regular meetings: 4th Wed. of each month, 6pm.																							
Meeting Adjourned	8:10 PM																							