

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Wednesday, August 24, 2022	Location:	2213 Holly Curve																																																
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	June 2022 minutes were <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED w/EDITS.																																																		
Homeowner Input	None																																																		
Vendor Visit	None																																																		
Officer Reports	None																																																		
Financial Reports as of 7/29/2022	<ul style="list-style-type: none">• Bank Balances<ul style="list-style-type: none">♦ Operating Account: \$77,113.39 (\$5.14 earned in 2 months)♦ Reserve Account: \$109,268.98 (\$33.22 earned in 2 months)♦ Total – All Accounts: \$186,382.37• Delinquencies – \$2305.71 – up from \$1434.71 in May<ul style="list-style-type: none">♦ 13 owners past due – all owe < 2 months' worth of dues																																																		
Manager's Report as of 7/26/2022	<ul style="list-style-type: none">• Rental Amendment – Board to review and provide feedback; will be sent with Annual Meeting packet.• Lawn Care/Irrigation – Continual issues with weeding and irrigation – other vendors discussed• Violations – numerous issued• Work Orders<ul style="list-style-type: none">♦ Knotweed – one more treatment this year – should be enough but will check it in the spring♦ Tree replacements – done, may need to water those that residents aren't watering♦ Siding repair – insurance check received – partial payment to vendor to purchase materials and get us on the list – will be done in September																																																		
Ongoing Business	<ul style="list-style-type: none">• Rental Policy Amendment to Declaration – NEED FEEDBACK• Project List (* priority for 2022) –<ul style="list-style-type: none">♦ ✓*Tree Replacements (spring) – COMPLETED♦ ✓Dryer Vent Cleaning (spring, all units) – COMPLETED♦ *Crack-fill & patch driveways (all units) – scheduled for mid-September♦ *Knotweed Removal (east end of Salvia) – nearly complete, one more treatment♦ *Irrigation System Repair (spring) – apparently not needed♦ 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 – deferred until after siding and driveways are done♦ Power-washing – south-facing units – in 2022 if budget allows♦ Driveway Replacement – defer until after bushes/rock are replaced <div>For Sale/Sold Properties (8/23/2022)<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>Current Status</th><th>Notes/New Owner(s)</th></tr><tr><td>2304 Rosemary</td><td>Vanselow</td><td>Inner</td><td>6/8/2022</td><td>\$255,000.00</td><td>7/15/2022</td><td>PENDING</td><td></td></tr><tr><td>2306 Rosemary</td><td>Lambert/Hedine</td><td>End</td><td>6/24/2022</td><td>\$266,000.00</td><td>7/22/2022</td><td>PENDING</td><td></td></tr><tr><td>1901 Hemlock</td><td>Schneider</td><td>End</td><td>7/30/2022</td><td>\$250,000.00</td><td>7/22/2022</td><td>PENDING</td><td>Last sold 6/30/2021</td></tr><tr><td>1903 Primrose</td><td>Petrofske</td><td>Inner</td><td>8/11/2022</td><td>\$259,900.00</td><td>8/18/2022</td><td>ACTIVE</td><td>Last sold 7/2019</td></tr><tr><td colspan="7"></td><td>CONTINGENT</td></tr></table></div>			Property Address	Owner	End / Inner	On Market	Last Price	Status Date	Current Status	Notes/New Owner(s)	2304 Rosemary	Vanselow	Inner	6/8/2022	\$255,000.00	7/15/2022	PENDING		2306 Rosemary	Lambert/Hedine	End	6/24/2022	\$266,000.00	7/22/2022	PENDING		1901 Hemlock	Schneider	End	7/30/2022	\$250,000.00	7/22/2022	PENDING	Last sold 6/30/2021	1903 Primrose	Petrofske	Inner	8/11/2022	\$259,900.00	8/18/2022	ACTIVE	Last sold 7/2019								CONTINGENT
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Old Business	<ul style="list-style-type: none">• Holding Pond – City will do 2 more treatments this year (wildflowers/grasses and pine trees)• Occupancy Limit – some rental units appear to be over-occupied – Manager to research occupancy and fire codes																																																		
New Business	<ul style="list-style-type: none">• Rabbits on the loose – Board agreed all pets must be leashed or otherwise restrained – owner will be fined next time• Speed bump (Holly Curve) – will be purchased early next year and installed in the spring• Tree Replacement/Care – another dead tree was noted (Iris Bay) that will be replaced; Salvia “trees” will be examined and trimmed if appropriate; all new trees will be given a health check.																																																		
Committee Reports	None																																																		
Next Meeting	Wed Sept 28 @ 6PM, 2213 Holly Curve. Regular meetings: 4th Wed. of each month, 6pm.																																																		
Meeting Adjourned	7:30 PM																																																		