

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Wednesday, September 28, 2022	Location:	Comfort Suites																																								
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	6:30 PM																																										
Prior Meeting Minutes	August 2022 minutes were unanimously APPROVED.																																										
Homeowner Input	None																																										
Vendor Visit	None																																										
Officer Reports	None																																										
Financial Reports as of 8/31/2022	<ul style="list-style-type: none">• Bank Balances<ul style="list-style-type: none">♦ Operating Account: \$60,634.88 (\$2.39 interest)♦ Reserve Account: \$121,132.61 (\$22.63 interest)♦ Total – All Accounts: \$181,767.49• Delinquencies – \$2181.87 – up from \$2305.71<ul style="list-style-type: none">♦ 10 owners past due – 9 owe < 2 months' worth of dues, 1 owes \$475 (in collections)																																										
Manager's Report	<ul style="list-style-type: none">• Lawn Care/Irrigation – issues discussed.• Violations – discussed.• Siding repair – vendor is still waiting for product – estimated install 3rd week of October. Banner will be posted on website and email blast will go out to owners.																																										
Ongoing Business	<ul style="list-style-type: none">• Rental Policy Amendment to Declaration – Will revisit in January as part of Annual Meeting prep.• 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) – COMPLETED♦ ✓*Knotweed Removal (east end of Salvia) – COMPLETED but may need more treatments♦ 2023: Bush & Rock Replacement – may be done in phases depending on cost♦ 2023: Painting – pillars, front door trim, and kick plate on end unit patio doors♦ 2023: Power-washing – south-facing units♦ 2023: Gutter enhancements – inner units♦ 2024: Driveway Replacement – defer until after bushes/rock are replaced <p>For Sale/Sold Properties (9/27/2022)</p> <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><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</td><td>8/19/2022</td><td>SOLD</td><td></td></tr><tr><td>2306 Rosemary</td><td>Lambert/Hedine</td><td>End</td><td>6/24/2022</td><td>\$266,000</td><td>8/29/2022</td><td>SOLD</td><td></td></tr><tr><td>1901 Hemlock</td><td>Schneider</td><td>End</td><td>7/30/2022</td><td>\$271,250</td><td>9/6/2022</td><td>SOLD</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>\$260,000</td><td>9/19/2022</td><td>SOLD</td><td>Last sold 7/2019</td></tr></table>			Property Address	Owner	End / Inner	On Market	Last Price	Status Date	Status	Notes/New Owner(s)	2304 Rosemary	Vanselow	Inner	6/8/2022	\$255,000	8/19/2022	SOLD		2306 Rosemary	Lambert/Hedine	End	6/24/2022	\$266,000	8/29/2022	SOLD		1901 Hemlock	Schneider	End	7/30/2022	\$271,250	9/6/2022	SOLD	Last sold 6/30/2021	1903 Primrose	Petrofske	Inner	8/11/2022	\$260,000	9/19/2022	SOLD	Last sold 7/2019
Property Address	Owner	End / Inner	On Market	Last Price	Status Date	Status	Notes/New Owner(s)																																				
2304 Rosemary	Vanselow	Inner	6/8/2022	\$255,000	8/19/2022	SOLD																																					
2306 Rosemary	Lambert/Hedine	End	6/24/2022	\$266,000	8/29/2022	SOLD																																					
1901 Hemlock	Schneider	End	7/30/2022	\$271,250	9/6/2022	SOLD	Last sold 6/30/2021																																				
1903 Primrose	Petrofske	Inner	8/11/2022	\$260,000	9/19/2022	SOLD	Last sold 7/2019																																				
Old Business	<ul style="list-style-type: none">• 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">• Annual Meeting – Board voted to hold Annual Meeting in April 2023 to get back on original schedule• Bids –<ul style="list-style-type: none">♦ Lawn Care & Snow Removal – 3 bids reviewed; Board APPROVED Davey contract♦ Irrigation – Current sub-vendor (Nature's Touch) bid reviewed; Board APPROVED the contract• Rabbits on the loose – Board agreed all pets must be leashed or otherwise restrained – owner will be fined next time it is out• Speed bump (Holly Curve) – purchase and install in the spring• Tree Replacement/Care – another dead tree (Iris Bay) will be replaced; Salvia juvenile "trees" will be examined and trimmed if appropriate; all new trees will be given a health check.																																										
Committee Reports	None																																										
Next Meeting	Wed Nov 2 @ 6PM, Comfort Suites. Regular meetings: 4th Wed. of each month, 6pm.																																										
Meeting Adjourned	7:53 PM																																										