

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Wednesday, November 2, 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	September 2022 minutes were unanimously APPROVED by the Board.																
Homeowner Input	None																
Vendor Visit	None																
Officer Reports	None																
Financial Reports as of 9/30/2022	<ul style="list-style-type: none">• Bank Balances –<ul style="list-style-type: none">♦ Operating Account: \$65,355.42 (\$2.10 interest at 0.04%)♦ Reserve Account: \$132,997.65 (\$24.04 interest at 0.22%)♦ Total – All Accounts: \$198,353.07• Delinquencies – \$3089.21 – up from \$2181.87<ul style="list-style-type: none">♦ 14 owners past due – 2 owe more than 2 months' worth of dues♦ Per manager, past due unit 2200 Foxglove will be sent to attorney next week if fines remain unpaid																
Manager's Report	<ul style="list-style-type: none">• Trees – Gator bags will be removed from new trees and stored; will put out again in the spring if it's dry. Fall cleanup will be completed soon and manager will inspect.• Violations – discussed.• Siding repair – estimated to begin 11/21/2022, still waiting on product• Water Bills – Manager had not been receiving bills as the city did not change the delivery address when requested in Dec 2021; should be fixed now.• Occupancy Limit – County representative from Health & Human Services department stated they do not oversee occupancy issues; suggested the Consumer Trade Division. Manager will consult with counsel regarding adding a clause to the Bylaws.																
Ongoing Business	<ul style="list-style-type: none">• Rental Amendment – Will revisit in January as part of Annual Meeting prep.• Project List<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 Projects, in priority order:<ul style="list-style-type: none">▪ Gutter enhancements – inner units▪ Painting – pillars, front door trim, and kick plate on end unit patio doors▪ Power-washing – south-facing units▪ Bush & Rock Replacement – may be done in phases depending on cost▪ Speed bump (Holly Curve) – purchase and install in spring♦ 2024/Future Projects:<ul style="list-style-type: none">▪ Driveway Replacement – defer until after bushes/rock are replaced• Annual Meeting – April 2023 (time and place TBD) <p>For Sale/Sold Properties (as of 11/1/2022)</p> <table><tr><th>Property Address</th><th>End / Inner</th><th>On Market</th><th>Last Price</th><th>Status Date</th><th>Status</th><th>Notes</th></tr><tr><td>2202 Salvia</td><td>Inner</td><td>10/6/2022</td><td>\$250,000</td><td>11/1/2022</td><td>PENDING</td><td></td></tr></table>			Property Address	End / Inner	On Market	Last Price	Status Date	Status	Notes	2202 Salvia	Inner	10/6/2022	\$250,000	11/1/2022	PENDING	
Property Address	End / Inner	On Market	Last Price	Status Date	Status	Notes											
2202 Salvia	Inner	10/6/2022	\$250,000	11/1/2022	PENDING												
Old Business	<ul style="list-style-type: none">• None																
New Business	<ul style="list-style-type: none">• Budget – Board discussed and APPROVED proposed budget with no changes.• Reserve Study – Board APPROVED engaging Reserve Advisors for a reserve study in 2023.• Bank Accounts – Board discussed and APPROVED moving funds to RCU to earn more interest. All monies will be moved and a CD will be opened using a portion of the reserve account.																
Committee Reports	None																
Next Meeting	Wed, 1/25/2023 @ 6PM, Lolo American Kitchen, Hudson. <i>Regular meetings: 4th Wed of each month, 6pm.</i>																
Meeting Adjourned	7:05 PM																