

2023 TBF HOA Annual Meeting Minutes

Townhomes of Bieneman Farm HOA Annual Meeting of Members

Meeting Date: April 19, 2023

Location: Best Western Hudson Meeting Room

Attendees: Pam Frank (President), Dan Hatalla (VP), Jamie Germain (Secretary), Bob Ott (Treasurer), and Lyn Francois (Member at Large) (collectively the Board of Directors); Matthew Fee, Property Manager, MJF & Associates; members of the Association; Joel Schlitz, Attorney (Mudge Porter Lundeen & Seguin)

CALL TO ORDER 6:05 PM

SPECIAL GUEST – ATTORNEY JOEL SCHLITZ

Attorney Schlitz discussed the HOA's options for correcting the title issue that affects owners of 32 units (Lots 17–48); these Owners do not have legal access to their units due to a failure of the builder to file the required paperwork with the county. HOA will proceed to request the required title insurance information from the affected Owners and track progress. *Refer to previously sent communications for additional details.*

PRESENTATION OF VOTING REGISTER, PROXY CERTIFICATION, AND ESTABLISHMENT OF QUORUM

- **VOTES REGISTERED** by a quorum of the Board
- **PROXIES CERTIFIED** by a quorum of the Board
- **QUORUM ESTABLISHED** by more than the minimum of 10% of owners submitting proxies or being present at the meeting.

APPROVAL OF PRIOR MEETING MINUTES

Minutes from the November 2021 Annual Meeting were provided in the Annual Meeting Packet mailed to all owners. Motion to approve the prior annual meeting minutes was made by a show of hands. No members opposed.

REPORTS OF OFFICERS

Secretary presented the "HOA Board Updates" PowerPoint presentation outlining the Board's past and future activities, including project work and budgeting. Please refer to the presentation for details (available online in the Board Meeting Minutes section).

ELECTION OF BOARD OF DIRECTORS

The 1-year board seat was up for re-election. One nominee was named: Lyn Francois (incumbent). As the nominee was unopposed, Germain called for a show of hands vote. Proxies were registered and members present voted to elect Francois by a show of hands. No members opposed. Francois will retain the 1-year board seat.

Officer assignments, effective 4/19/2023 and continuing for one year or until the date of the next annual meeting (per the Association's governing documents), are as follows:

- President: Pam Frank
- Vice President: Dan Hatalla
- Secretary: Jamie Germain
- Treasurer: Lyn Francois
- Member at Large: Bob Ott

ONGOING BUSINESS – None.

NEW BUSINESS

- **Title Issue** (discussed earlier)
- **Project ideas discussed:** Decorative fencing, speed bumps, concrete aprons, foundations (from quarry blast wear and tear). Board will consider member input in the project planning process.
- **Homeowner Concerns:** Nails from siding replacement, speed controls, vendor performance (plowing, lawn care). Board will communicate concerns to vendors.

CALL TO ADJOURN 7:47 PM

Motion to adjourn by Francois, seconded by Ott; motion carried.