

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Tuesday, September 26, 2023	Location:	Azul Tequila														
Attendees:	Pam Frank (Pres), Dan Hatalla (VP), Jamie Germain (Sec), Lyn Francois (Treas), Bob Ott (Member at Large), and Matt Fee, MJF & Associates (Property Manager)																
Not Present:	[none]																
Call to Order	6:32 PM																
Prior Meeting Minutes	The July 2023 meeting minutes were approved via email on July 21, 2023 and posted online.																
Owner/Vendor Guest(s)	None																
Committee Reports	None																
Financial Reports as of 8/31/2023	Bank Balances: <ul style="list-style-type: none">Operating Account: \$12,034.09 (\$696.33 interest YTD @ 1.340% APY)Reserve Account: \$158,217.48 (\$1040.37 interest YTD @ 1.805% APY)15-month Certificate: \$102,636.12 (\$2343.45 interest YTD @ 3.501% APY, matures 2/29/24)Member Savings: \$5.00 (0.400% APY) Total – Liquid Funds: \$170,251.57 Total – All Accounts: \$272,887.69 Delinquencies – \$3839.64 (\$1656.64 last month) – nearly doubled since July. Manager updated Board on collection efforts.																
Manager’s Report	<ul style="list-style-type: none">Violations – Discussed. Manager continues to refer outstanding unpaid violations to counsel for collection. Manager previously suggested Board consider raising the violation fees (to \$50 for first violation and \$75 for each repeat violation) as they are very low compared to other HOAs in the area. Manager also suggested implementing a nuisance rule to curb recent repeated noise/disturbance issues; <i>Manager</i> will provide a sample clause to Secretary. <i>Secretary</i> will review declaration/bylaws and Board will discuss ad hoc before the next meeting.Siding Repair – Project complete; vendor paid in full.Boulder Wall bids – Board discussed (4) bids for excavation of knotweed and boulder retaining wall installation. Board approved the <u>Boulder Hills Landscaping</u> bid; work should be able to be done this fall.Snow Removal/Lawn Care bids – Board discussed three bids for services. Manager will go back to Willow River to obtain “pre-plow” pricing and will report back to the Board.																
Ongoing Business	<ul style="list-style-type: none">Title Work Issue – Only (2) affected homeowners still need to provide title insurance information to counsel. <i>Manager</i> will reach out to those owners directly.Rental Amendment – Tabled until title work issue is settled.Project List 2024 and beyond – <i>Manager</i> will get fresh bids in the spring for bush and rock and driveway replacements and determine how much work can be done in 2024.<ul style="list-style-type: none">Speed bump (Holly Curve) – Board deferred installation until spring 2024.Bush & Rock Replacement – may be done in phases depending on cost.Driveway Replacement – to be done after bushes/rock have been replaced.Gutter enhancements – to be done after new bushes/rock have been replaced. Vendors are refusing to do piecemeal work so this would have to be a full replacement, which is very expensive.Power-washing – low priority – postponed indefinitely; there is very little siding that needs attention throughout the association now that the storm-damaged siding has been replaced. For Sale/Sold Properties as of 9/26/2023: <table><tr><th>Property Address</th><th>Unit Type</th><th>On Market</th><th>Last Price</th><th>Status Date</th><th>Status</th><th>Notes</th></tr><tr><td>2304 Rosemary</td><td>Inner</td><td>4/26/2023</td><td>\$259,000</td><td>7/19/2023</td><td>SOLD</td><td>New owner – ?</td></tr></table>			Property Address	Unit Type	On Market	Last Price	Status Date	Status	Notes	2304 Rosemary	Inner	4/26/2023	\$259,000	7/19/2023	SOLD	New owner – ?
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2304 Rosemary	Inner	4/26/2023	\$259,000	7/19/2023	SOLD	New owner – ?											
New Business	<ul style="list-style-type: none">Budgeting and HOA Dues discussed. Draft budget will be presented in October.See also Manager’s Report section above.																
Next Meeting	Tuesday 11/28 @ 6:30pm @ Azul Tequila. Regular meetings are generally every other month.																
Meeting Adjourned	7:35 PM																