

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Monday, January 15, 2024	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	6:03 PM															
Prior Meeting Minutes	The November 2023 meeting minutes were approved via email on 12/3/2023.															
Owner/Vendor Guest(s)	None															
Committee Reports	None															
Financial Reports as of 12/31/2023	<p>Bank Balances (RCU):</p> <ul style="list-style-type: none"> ◆ Member Savings: \$5.00 (0.400% APY) ◆ 15-month Certificate: \$103,823.42 (3.501% APY; \$3530.75 interest YTD; matures 2/29/24) ◆ Operating Account x789: \$10,519.03 (1.326% APY; \$796.23 interest YTD) - FELL BELOW \$20K ◆ Reserve Account x122: \$155,476.28 (1.805% APY; \$1935.17 interest YTD) <p>Total – Liquid Funds: \$165,995.31 Total – All Accounts: \$269,823.73</p> <p>Delinquencies – \$8583.39 (\$4504.14 last month) – significantly increased</p> <ul style="list-style-type: none"> ◆ 37 units past due – 6 past due 2+ months' worth of dues ◆ 24(+) units are rentals, which are mostly past due violation fees 															
Manager's Report	<ul style="list-style-type: none"> • Collections – Discussed. Past due owners are reported to counsel. • Violations – Discussed. Letters and fines continue to be issued. • Title Work Issue – Update from Counsel forwarded to the Board. • Maintenance – All burned out light bulbs have been replaced. 															
Ongoing Business	<ul style="list-style-type: none"> • Fine Increases – Secretary will resend proposed updates to the Board for review. • Title Work Issue – Management will obtain an update from Counsel; Board will determine whether to move forward based on Counsel's recommendation. • Rental Amendment – Tabled until title work issue is settled. • Project List 2024 – Manager will get fresh bids in the spring for bush/rock, driveway, and gutter replacements as well as gutter cleaning so Board can review the costs and determine how much work can be done in 2024. <ul style="list-style-type: none"> ◆ Speed bump (Holly Curve) – will be installed in spring 2024. ◆ Bush & Rock Replacement – may be done in phases depending on cost. ◆ Driveway Replacement – ideally to be done after bushes/rock have been replaced. ◆ Gutter replacements – ideally to be done after new bushes/rock have been replaced. Vendors are hesitant to do piecemeal work so bids are for full replacement, which is very expensive. If this ends up being pushed out gutter cleaning will be done sooner if the cost is not prohibitive. <p>For Sale/Sold Properties as of 1/15/2023:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #f2f2f2;"> <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> </thead> <tbody> <tr> <td>1902 Primrose</td> <td>Inner</td> <td>11/2/2023</td> <td>\$263,000</td> <td>1/15/2024</td> <td>FOR SALE</td> <td>Owner: Nicolle Darwin</td> </tr> </tbody> </table>		Property Address	Unit Type	On Market	Last Price	Status Date	Status	Notes	1902 Primrose	Inner	11/2/2023	\$263,000	1/15/2024	FOR SALE	Owner: Nicolle Darwin
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1902 Primrose	Inner	11/2/2023	\$263,000	1/15/2024	FOR SALE	Owner: Nicolle Darwin										
New Business	<ul style="list-style-type: none"> • Annual Meeting – Tentative dates: April 23 or 24. Location options were discussed; Manager will call for availability and pricing. • Irrigation System Upgrade/Replacement – Age of system and possible technology upgrades discussed; Manager will ask irrigation vendor if a map of system is available. Pricing estimated at \$1500 for system upgrade. • Foundation Issues – Foundations will be examined during spring walk-through to determine the overall level of deterioration; if significant work is needed this will be added to the project plan. • See also Manager's Report section above. 															
Next Meeting	Wednesday, 2/21/2024 @ 6PM @ Azul Tequila. Regular meetings are generally every other month.															
Meeting Adjourned	6:57 PM															