

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Wednesday, February 21, 2024	Location: Azul Tequila																					
Attendees:	Dan Hatalla (VP), Jamie Germain (Sec), Lyn Francois (Treas), and Matt Fee, MJF & Associates (Property Manager)																						
Not Present:	Pam Frank (Pres), Bob Ott (Member at Large)																						
Call to Order	6:05 PM																						
Prior Minutes	The January 2024 meeting minutes were reviewed. Motion to approve by Dan; seconded by Lyn. Motion carried.																						
Guest(s)	None																						
Committee Reports	None																						
Financial Reports as of 1/31/2024	Bank Balances (RCU): <ul style="list-style-type: none">Member Savings: \$5.00 (0.400% APY)15-month Certificate*: \$104,127.28 (3.501% APY; matures 2/29/24) – 2023 Interest = \$3530.75Operating Account x789: \$10,392.35 (1.234% APY); FELL BELOW \$20K – 2023 Interest = \$796.23Reserve Account x122: \$166,319.23 (1.805% APY) – 2023 Interest = \$1935.17 Total – Liquid Funds: \$176,711.58 Total – All Accounts: \$280,843.86 Total 2023 Interest: \$6262.15 <i>* Manager confirmed with RCU that CD will be cashed out at maturity and placed in the reserve account.</i> Delinquencies – \$9802.77 (\$8583.39 last month) – increased ~\$1220 <ul style="list-style-type: none">40 units past due (was 32) – 5 past due 2+ months’ worth of dues (was 3)26 units are rentals (was 21) which are mostly past due violation fees (not HOA Dues)																						
Manager’s Report	<ul style="list-style-type: none">Owner Communications – Discussed.Violations – Discussed. Manager now drives through every Monday to inspect the property.																						
Ongoing Business	<ul style="list-style-type: none">Fine Increases – Board discussed and unanimously approved raising fines to \$50/\$75 and formalizing and enforcing the nuisance rule to help curb noise/disturbance issues. Secretary will update rules and regulations accordingly. Owners will be notified via email and annual meeting packet. Increase will be effective May 1.Title Work Issue – Board requested an update from counsel.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. Viable options will be discussed with owners at the Annual Meeting.<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 <i>very</i> expensive. If this ends up being pushed out gutter cleaning will be done sooner if the cost is not prohibitive.Foundation repair – will determine urgency after foundations are examined in the spring walk-through. For Sale/Sold Properties as of 2/19/2024: <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>1902 Primrose</td><td>Inner</td><td>11/2/2023</td><td>\$259,000</td><td>1/16/2024</td><td>ACTIVE CONTINGENT</td><td>Owner: Nicolle Darwin</td></tr><tr><td>1904 Hemlock</td><td>Inner</td><td>2/7/2024</td><td>\$254,900</td><td>2/10/2024</td><td>ACTIVE CONTINGENT</td><td>Owner: Darrel Benedix (deceased)</td></tr></table>		Property Address	Unit Type	On Market	Last Price	Status Date	Status	Notes	1902 Primrose	Inner	11/2/2023	\$259,000	1/16/2024	ACTIVE CONTINGENT	Owner: Nicolle Darwin	1904 Hemlock	Inner	2/7/2024	\$254,900	2/10/2024	ACTIVE CONTINGENT	Owner: Darrel Benedix (deceased)
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New Business	<ul style="list-style-type: none">Annual Meeting – Annual meeting will be held Wednesday, 4/24/24 @ 6pm at Gornick Arena Meeting Room. Secretary will update presentation and present it to the Board and Manager for review.Insurance Renewal – Notice from West Bend re: 25% increase in premium discussed. Manager is in the process of getting bids. Owners will be reminded at the Annual Meeting that an HO-6 policy that covers the deductible amount must be in place.Pest Control – Discussed. Ants are still an issue, even though it’s winter. Manager will get a bid for outdoor pest control service (spraying) for the spring and inquire about bulk discounts if owners want indoor pest control service.See also Manager’s Report section above.																						
Next Meeting	Wednesday, 3/20/24 @ 6 PM @ Azul Tequila. Regular meetings are generally every other month.																						
Meeting Adjourned	6:40 PM																						