

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Wednesday, March 20, 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	5:56 PM																													
Prior Meeting Minutes	The February 2024 meeting minutes were approved by the Board via email 2/26/2024.																													
Guest(s)	None																													
Committee Reports	None																													
Financial Reports as of 2/29/2024	<p>Bank Balances (RCU):</p> <ul style="list-style-type: none"> ◆ Member Savings: \$5.00 (0.400% APY) ◆ 15-month Certificate: \$CASHED OUT and placed in Reserve Account – Total Interest Earned = \$4402.54 ◆ Operating Account x789: \$12,747.35 (1.349% APY) ◆ Reserve Account x122: \$281,572.88 (1.829% APY) <p>Total – Liquid Funds: \$294,320.23 Total – All Accounts: \$294,325.23</p> <p>Delinquencies – \$9403.27 (\$9802.77 last month) – DOWN \$399.50</p> <ul style="list-style-type: none"> ◆ 40 units past due (same as last month) – 4 past due 2+ months’ worth of dues (was 5) ◆ 26 units are rentals (same as last month) which are mostly past due violation fees 																													
Manager’s Report	<ul style="list-style-type: none"> • Communications – Discussed. • Collections – Discussed. Board agreed that significant past dues should be escalated to Counsel. • Violations – Discussed. Number of violations each week is decreasing. 																													
Ongoing Business	<ul style="list-style-type: none"> • Fine Increases – Board approved raising fines to \$50/\$75 and enforcing the nuisance rule in February; Secretary will update rules and regulations accordingly. Members will be notified at the Annual Meeting and via email Increase will be effective June 1. • Title Work Issue – Counsel has been out of town; update pending. Counsel will be invited to the annual meeting. • Insurance Renewal – Board approved renewal with West Bend; all other bids were more expensive. Owners will need to enhance their HO6 coverage to cover the higher deductible. Will be discussed at the Annual Meeting. • Rental Amendment – Tabled until title work issue is settled. • Project List 2024 – Board discussed the bids received so far; Manager will get additional bids for bush/rock replacement, driveway repairs/replacements, and gutter cleaning so Board can compare like bids. <ul style="list-style-type: none"> ◆ Gutter replacements – Board deemed these a high priority; existing gutters are doing damage to concrete and foundations. Cost is significant but this is the greater need. ◆ 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 <i>after</i> bushes/rock have been replaced; also may be done in phases. ◆ Foundation repair – May be completed in 2024 if urgent enough (to be determined after Spring Walkthrough). <p>For Sale/Sold Properties as 3/20/2024 – discussed:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <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> </thead> <tbody> <tr> <td>1902 Primrose</td> <td>Inner</td> <td>11/2/2023</td> <td>\$259,000</td> <td>2/20/2024</td> <td>SOLD</td> <td>New Owner: TBD</td> </tr> <tr> <td>1904 Hemlock</td> <td>Inner</td> <td>2/7/2024</td> <td>\$255,000</td> <td>3/4/2024</td> <td>SOLD</td> <td>New Owners: David Neang & Katelyn Mullenbach</td> </tr> <tr> <td>1900 Magnolia</td> <td>End</td> <td>3/5/2024</td> <td>\$269,900</td> <td>3/14/2024</td> <td>ACTIVE CONTINGENT</td> <td>Owner: Daniel Groninger</td> </tr> </tbody> </table>		Property Address	Unit Type	On Market	Last Price	Status Date	Status	Notes	1902 Primrose	Inner	11/2/2023	\$259,000	2/20/2024	SOLD	New Owner: TBD	1904 Hemlock	Inner	2/7/2024	\$255,000	3/4/2024	SOLD	New Owners: David Neang & Katelyn Mullenbach	1900 Magnolia	End	3/5/2024	\$269,900	3/14/2024	ACTIVE CONTINGENT	Owner: Daniel Groninger
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New Business	<ul style="list-style-type: none"> • Annual Meeting Prep – Meeting is scheduled for 6PM Wednesday, 4/24/2024 @ John Gornick Memorial Arena. Presentation reviewed by Board. Secretary reminded Board that any proxies that could be obtained prior to the meeting would help ensure there is a quorum so that votes may be held. Manager will send out Packet and email blast in early April. Manager will have written ballots ready in case of additional nominees. • Dog waste signs – Manager will reach out to the city for replacements, as the existing signs are faded. • Tree swings – Owners will be notified that tree swings must be removed and any tree damage found will be charged to the Owner(s). • Garage floor cracks/damage – Board agreed that damage to and any repair of a unit’s indoor garage floor is the responsibility of the Owner. Owners may, however, petition the Board to recover expenses if they believe the damage was incurred due primarily to the premature failure of the driveway or foundation construction not due to normal wear and tear. Board will have the damage inspected by the appropriate professionals to determine whether reimbursement is warranted. • See also Manager’s Report section above. 																													
Next Meeting	Annual Meeting – 6PM Wednesday, April 24, 2024 @ John Gornick Memorial Arena																													
Meeting Adjourned	7:42 PM																													