

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date/Location: Wednesday, June 26, 2024 @ 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: NA

Call to Order: 6:02 PM
Prior Meeting Minutes: The March 2024 meeting minutes were approved by the Board via email 4/9/2024 and posted to the website.
Guest(s): None
Committee Reports: None

Financial Reports:

- **Bank Balances (RCU) as of 5/31/2024:**
 - Member Savings: **\$5.00** (0.400% APY)
 - Operating Account x789: **\$16,414.56** (1.348% APY)
 - Reserve Account x122: **\$315,050.73** (2.253% APY)**Total – Liquid Funds: \$331,465.29 | Total – All Accounts: \$331,470.29** (prior to down payment for gutters)
- **Delinquencies – \$10,254.24** (\$9403.27 last month) – **UP \$850.97**
 - **39 units past due** (down 1) – 7 past due 2+ months' worth of dues (was 4)
 - 26 units are rentals (no change) which are mostly past due violation fees

Manager's Report:

- **Weeding Inspection** – Looks good.
- **Broken fence reinstall** – Completed.
- **Holding Pond Trees** – City of Hudson plans to plant 4 trees on the east side; at least 3 have been planted so far.
- **Communications w/Owners** – Discussed.
- **Collections** – Discussed.
- **Violations** – Minimal; discussed.

Ongoing Business:

- **Fine Increases** – Manager confirmed they increased as planned on June 1st.
- **Dog Waste Signs** – Manager stated that the city will not be replacing these signs. **Board approved** the purchase of three new signs. **Manager** will purchase signs and posts and have them installed.
- **Knotweed Removal** – Visibly dying; needs one more treatment per the landscaper. **Manager** will get bids from landscaper for low maintenance prairie grass or wildflowers to plant in that location after the knotweed are fully removed.
- **Title Work Issue** – **Manager** will reach out to counsel for an update.
- **Rental Amendment** – **Manager** will ask counsel if this can be resurrected in light of the title issue.
- **Project List 2024** –
 - **Dryer Vent Cleaning** – Completed.
 - **Outdoor flying pest control** – Completed 6/26/2024.
 - **Gutter replacements** – Contract signed in June. Work should begin in the next 8 weeks (by end of August).
 - **Speed bump (Holly Curve)** – **Board agreed** to table this stating concerns it will provoke bad behavior.
 - **Bush & Rock Replacement** – Future project; may be done in phases depending on cost.
 - **Driveway Replacement** – Future project, ideally *after* bush/rock replacement; may be done in phases.
 - **Foundation repair** – **Maintenance** will perform a walkthrough in the fall when it's dry to look for issues.
- **For Sale/Sold Properties as of 6/25/2024:**

Address	Unit Type	On Market	Last Price	Status Date	Status	Notes
1900 Magnolia	End	3/5/2024	\$272,500	4/30/2024	SOLD	New Owner TBD
1905 Currant	Inner	5/2/2024	\$259,000	6/3/2024	SOLD	New Owner TBD

New Business:

- **Squirrel issues** – **Maintenance** will finish sealing the two previously-infested walls; **Manager** will set traps to reduce the population.
- **Unattended Dogs** – **Manager** will fine owners; witnesses should text Manager and take pics if they can.
- **Tree & Bush Trimming** – **Manager** will get a bid from Sav A Tree for tree trimming (to clear branches below 8ft) and reach out to Willow River re: bush trimming.
- *See also Manager's Report section above.*

Next Meeting: Tuesday, Aug 27th, 2024 @ 6 PM @ Azul Tequila. *Regular meetings are generally held every other month.*
Meeting Adjourned: 7:15 PM