

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date/Location: Wednesday, March 11, 2026 @ Denny's
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: 6:30 PM
Prior Meeting Minutes: January 2026 minutes pending; **Secretary** will finalize and email to Board for approval prior to the Annual Meeting.
Committee Report(s): None.

Financials:

- **Bank Balances as of 2/28/2026 (from RCU statements):**
 - Member Savings: **\$5.00**
 - Operating MM Account x789: **\$44,416.06**
 - Reserve MM Account x122: **\$198,405.07**
 - **Total Funds – All Accounts: \$242,826.13**
- **Delinquencies as of 2/28/2026:**
 - **\$42,212.52** total, **up \$1949.30** from 12/31/25. **49** units (**37** are P.A.). P.A. total is **\$36,506.32**, **up \$4100.61** from 12/31/25. Highest P.A. unit delinquency is \$8335.40 (1904 Magnolia).

Manager's Report:

- **Communications w/Owners** – New pest issues reported; Manager will keep in contact with affected owners to ensure remediation.
- **Collections** – Update provided. Two past due accounts were recently paid in full (1903 Currant, 2216 Foxglove). P.A. deposition rescheduled for 4/27/26; HOA Counsel continues to work with opposing counsel on an agreement.
- **Violations** – Discussed; parking issues continue. Manager continues to assess fines and tow vehicles.
- **Inspections** – Results reported to the board weekly. No significant concerns.
- **Work Orders** – Minimal; no significant work requested.
- **Misc. Updates** –
 - Manager also presented a new vendor for landscaping/snow removal (Ground Control); **Board agreed** they could submit a bid.
 - New rental leases are being collected, including one for 2229 Salvia.
 - Rock and Shrub replacement bids are being collected by Meadowlark and Kusz Contracting.
 - Driveway replacement bids are being collected as well. Should have them by the annual meeting.
 - Waste Management notified Manager that there may be a rate reduction due to overcharging in the past.

Ongoing Business:

- **Title Work Issue** – Currently, counsel is soliciting consent from mortgage holders of the affected units. Counsel told Manager that this should be finished by the end of April. **Manager** will invite Counsel to the Annual Meeting to provide an update and field questions from members.
- **Rental Amendment** – Tabled until title work issue is resolved.
- **Project List 2026**
 - **Dryer Vent Cleaning** – Annual maintenance/safety need.
 - **Outdoor flying pest control** – Annual need; spring and fall applications.
 - **Knotweed eradication** – Should be finally eradicated this year. Bid received and approved (see New Business).
 - **Bush & Rock Replacement** – Phased, based on cost. One bid received; other bids pending.
 - **Driveway Replacement** – Phased, based on cost and need. Plan is to replace 8 of the worst driveways first. Bids pending.
- **Property Sales Updates** – See below. *Note: P.A. block now includes 39 units.*

Property Address	Owner	E/I	On Market	Listing Price	Last Price	Status Date	Status	Notes/New Owner(s)
1900 Magnolia	Amy Mercer?	End	2/19/2026	\$277,500.00	\$277,500.00	3/4/2026	PENDING	Last sold in 2024.
2226 Salvia	Rika K Roettger	End	2/26/2026	\$280,000.00	\$280,000.00	2/26/2026	ACTIVE	
2305 Rosemary	Karen M Johnson Rev Trust	Inner	3/1/2026	\$280,000.00	\$275,000.00	3/20/2026	ACTIVE	Price reduced \$5k on 3/20.

New Business:

- **Insurance Renewal** – Manager distributed bids to Board via email; **Board approved** (Pam, Jamie, Dan, Bob; Lyn abstained) renewal bid from West Bend (through Spectrum Insurance) via email on 3/2/26. **Manager** will post updated insurance declarations on website once received.
- **Knotweed Control bid** – **Board approved** Meadowlark's bid for the 2026 control plan. Lisa at Meadowlark said this should be the final year and suggested we plant native grasses and flowers where the knotweed was. Board will review pricing once that separate bid is received.
- **Rock & Shrub replacement bid** – Board reviewed Meadowlark's bid; additional bids are pending so no action was taken.
- **Annual Meeting** – Manager confirmed that the upstairs meeting room at the hockey arena was reserved for 4/22/26 at 6 PM. **Secretary** will finalize agenda and provide to Manager by April 1st so member communications can go out timely. **Secretary** will also finalize Annual Meeting presentation and submit final version to the Board for approval.
- **Board Concerns** – Board discussed potential ramifications of recently filed charges against a member that owns multiple properties. **Manager** will relay concerns to and seek guidance from Counsel.
- **See also Manager's Report above.**

Next Meeting: **ANNUAL MEETING 4/22/2026 @ 6 PM @ John Gornick Memorial Arena (upstairs meeting room)**
Meeting Adjourned: **7:30 PM**