

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date/Location: Wednesday, October 29, 2025 @ 6 PM @ Azul Tequila
Attendees: Dan Hatalla (VP), Jamie Germain (Sec), Lyn Francois (Treas), Bob Ott (Member at Large) and Matt Fee, MJF & Associates (Property Manager)
Not Present: Pam Frank, President
Call to Order: 6:00 PM
Prior Meeting Minutes: The July 2025 minutes were approved by the Board on 8/17/25 via email.
Guest(s): None.
Committee Reports: None.

Financials:

- **Bank Balances as of 9/30/2025 (from RCU statements):**
 - Member Savings: **\$5.00**
 - Operating MM Account x789: **\$30,320.10**
 - Reserve MM Account x122: **\$150,581.44**
- Total – Liquid Funds: \$180,901.54 | Total – All Accounts: \$180,906.54**
- **Delinquencies:**
 - **\$36,931.61** total, **up \$2362.61** from 6/30/25 (\$34,569.00). **49** units (was 50 in July), of which **37** are PA units, totaling **\$29,453.38 (up \$2433.83** from July). Highest PA unit delinquency is **\$5620.40** (1904 Magnolia).

Manager’s Report:

- **Communications w/Owners** – Fire pit request discussed; owner must follow all city ordinances regarding fire pits (distance from structures, etc.).
- **Collections** – Update provided; deposition date not set (previous date cancelled). HOA Counsel continues to work with opposing counsel on an agreement.
- **Violations** – Discussed.
- **Inspections** – Discussed. Reported weekly.

Ongoing Business:

- **Title Work Issue** – Currently, counsel is soliciting consent from mortgage holders of the affected units. **UPDATE: We are very close to the next step per counsel.**
- **Rental Amendment** – Tabled until title work issue is resolved.
- **Project List 2025** – Initial project plan be adjusted due to the significant increase in insurance premiums.
 - **Dryer Vent Cleaning** – Completed 5/17/25.
 - **Outdoor flying pest control** – Spring and fall applications.
 - **Gutter enhancements (inner units)** – Completed 4/10/25 – 4/11/25.
 - **Knotweed eradication** – Completed for 2025.
 - **Speed bump (Holly Curve)** – Previously tabled.
 - **Bush & Rock Replacement; Driveway Replacement** – Future projects; will need to be phased.
- **Property Sales Updates** – Note: PA block now includes 39 units.

Unit	Current Owner	Type	On Market	Sale Price	Status Date	Status	Notes
1906 Hemlock	Timothy O’Gara	End Unit	7/8/2025	\$277,500	8/15/25	SOLD	Last sold in 2021

New Business:

- **2026 Budget** – Proposed budget discussed. Manager will send out revised budget to add an allotment for asphalt/concrete repair and increase dues to \$260. Board will vote via email.
- **Potential unapproved structure @ 1906 Magnolia** – Manager will check on this and report back.
- **Mulch replacement** – Mulch will be added around boxwood shrubs in the corner signpost area at the end of the exit lane.

See also Manager’s Report above.

Next Meeting: January 21, 2026 @ 6 PM @ Azul Tequila.
Meeting Adjourned: 7:00 PM