

# Townhomes of Bieneman Farm HOA

## Board of Directors Meeting Minutes

**Meeting Date/Location:** Wednesday, January 21, 2026 @ 6 PM @ Jonesy's Local

**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:**

**Call to Order:** 6:20 PM

**Prior Meeting Minutes:** Oct. 29, 2025 meeting minutes reviewed; **Lyn** motioned to approve and **Bob** seconded. **Motion carried.**

**Guest(s):** None.

**Committee Report(s):** None.

### Financials:

- **Bank Balances as of 12/31/2025 (from RCU statements):**

- Member Savings: **\$5.00**
- Operating MM Account x789: **\$34,884.36 (2025 interest = \$644.29)**
- Reserve MM Account x122: **\$179,224.79 (2025 interest = \$2373.70)**

**Total – Liquid Funds: \$214,109.15 | Total – All Accounts: \$214,114.15 | Total Interest Earned in 2025: \$3017.99**

- **Delinquencies:**

- **\$40,263.22** total, **up \$3331.61** from 9/30/25 (\$36,931.61). **48** units (was 49 in October; **37** are P.A.), totaling **\$32,405.71, up \$2952.33** from 9/30/25 (\$29,453.38). Highest P.A. unit delinquency is \$8005.40 (1904 Magnolia).

### Manager's Report:

- **Communications w/Owners** – No actionable concerns reported.
- **Collections** – Update provided. Two past due accounts totaling \$5050 paid in full. P.A. deposition scheduled for 2/26/26; HOA Counsel continues to work with opposing counsel on an agreement.
- **Violations** – Discussed; they have decreased.
- **Inspections** – Results reported to the board weekly. No significant concerns.
- **Work Orders** – Minimal; no significant work requested.
- **Misc. Updates** – Salting by Willow River has been effective. **Manager** will review contract to confirm pricing. Manager also presented a new vendor for landscaping/snow removal (Ground Control); **Board agreed** they could submit a bid.

### Ongoing Business:

- **Title Work Issue** – Currently, counsel is soliciting consent from mortgage holders of the affected units. Recent letter from Counsel discussed. **Manager** will ask Counsel if filing property liens and/or a class action suit is feasible.
- **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 completed.
  - **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** – No units currently for sale. *Note: P.A. block now includes 39 units.*

### New Business:

- **2026 Budget** – Revised budget was unanimously approved by the Board on 11/4/2025 via email. Manager distributed to all owners as required.
- **Unapproved structure @ 1906 Magnolia** – Manager confirmed it was removed.
- **Squirrel issues** – Residents are still feeding squirrels, which is prohibited. **Manager** will sent notices to cease and desist will be sent and management will have squirrels trapped and disposed of as necessary.
- **New Renters** – A number of units have new renters moving in; **Manager** will ensure they are properly registered.
- **Annual Meeting** – **Manager** will attempt to reserve the upstairs meeting room at the hockey arena for 4/22/26 at 6 PM. **Secretary** will update and circulate the Annual Meeting presentation for review/approval.

*See also Manager's Report above.*

**Next Meeting:** March 11, 2026 @ 6 PM @ Denny's

**Meeting Adjourned:** 7:15 PM