

# Townhomes of Bieneman Farm HOA

## Board of Directors Meeting Minutes

<b>Meeting Date/Location:</b>	Wednesday, March 26, 2025 @ 6 PM @ Azul Tequila
<b>Attendees:</b>	Pam Frank (Pres), Dan Hatalla (VP), Jamie Germain (Sec), Lyn Francois (Treas), Bob Ott (Member at Large) and Matt Fee, MJF & Associates (Property Manager)
<b>Not Present:</b>	NA
<b>Call to Order:</b>	6:01 PM
<b>Prior Meeting Minutes:</b>	<b>Board unanimously approved</b> the October 2024 and January 2025 minutes. <i>August 2024 minutes previously approved via email on 3/19/25.</i>
<b>Guest(s):</b>	None.
<b>Committee Reports:</b>	None.

### Financial Reports:

- Bank Balances as of 2/28/25 (from RCU statements):**
  - Member Savings: **\$5.00**
  - Operating MM Account x789: **\$37,717.19**
  - Reserve MM Account x122: **\$107,883.68**
- Total – Liquid Funds: \$145,596.07 | Total – All Accounts: \$145,601.07**
- Delinquencies:**
  - \$21,490.69** total, **up \$1595** from prior month (\$19,895.69). 49 units, of which **31** are PA units, totaling **\$17,110.85**. Highest PA unit delinquency is \$3346.92 (2300 Rosemary) – suit filed.

### Manager's Report:

- Communications w/Owners** – Nothing notable.
- Collections** – PA suits have been filed. Return date is 4/15. 2300 Rosemary – suit filed (\$2500). All suits will be handled individually (per unit).
- Violations** – Nothing notable.
- Inspections** – Things look pretty good most weeks; nothing egregious.
- Insurance** – **Board unanimously approved** bid from current insurance company (Spectrum/West Bend) as it was the most affordable among all the bids.
  - Manager will revise the budget to account for the significant increase. Board will approve via email.**
- Gutter mini-project (inner units)** – Lindus estimate approved; work will only take one day, per vendor.

### Ongoing Business:

- Title Work Issue** – Currently, counsel is soliciting consent from mortgage holders of the affected units.
- Rental Amendment** – Tabled until title work issue is resolved.
- Project List 2025** – **Board agreed** in Jan 2025 that project plan must be adjusted due to significant increase in insurance premiums.
  - Dryer Vent Cleaning** – To be scheduled.
  - Outdoor flying pest control** – To be scheduled.
  - Gutter additions (inner units)** – To be scheduled.
  - Knotweed eradication** – To be scheduled.
  - 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.**

Property Address	Owner	End/Inner	On Market	Listing Price	Last Price	Status Date	Status	Date Sold	DOM	Sale Price	Difference	Notes/New Owner(s)
2300 Rosemary	Jennifer Hanke (fka Pruden)	End	1/15/2025	\$270,000.00	\$270,000.00	2/28/2025	SOLD	2/28/2025	44	\$270,000	\$0	<b>PURCHASED BY PAUL ANDERSON????</b>
2314 Rosemary	Brent & Courtney Snyder	End	2/15/2025	\$265,000.00	\$265,000.00	3/7/2025	SOLD	3/7/2025	20	\$271,000	\$6,000	Cade & Adeline Kubitz

### New Business:

- Annual Meeting** – Wednesday, April 23, 2025 date confirmed. Manager reserved same room at the Hudson Hockey Rink.
  - Topics for agenda discussed; slide deck will be sent to Board for review prior to meeting.
- Pet waste** is still an issue. Homeowners are encouraged to report violations to Manager.

*See also Manager's Report section above.*

**Next Meeting:** Annual Meeting 4/23/2025 @ 6 PM @ Azul Tequila.  
**Meeting Adjourned:** 7:09 PM