

AGENDA
St. Frances Woods No. 7 HOA
BOARD OF DIRECTORS' MEETING
June 4, 2026@ 5:00pm
Lakeville Library Lg. Meeting Room

- I.** Call to Order Dave 5pm June 4 2026
- II.** Board Members Present:
President: Dave Callahan
Vice President: Steve Pfiefer
Secretary: Howard Neren
Treasurer: Ernie Papacek
Director: Terry Hunst
- III.** Others Present: Kimberly PAM, Owner at 20521 Kal
- IV.** Approval of Agenda – Motion Terry, Steve seconded to approve agenda as presented. **Approved**
- V.** Approval of Minutes 11/7/25 & 12/5/25 – Motion Dave, Terry seconded to approve minutes of the 11/7/25 and 12/5/25 as submitted. **Approved**
- VI.** Business from the Floor
20521 Kal – Tech inspected irrigation box on Kal, and told owner that back flow is nearing end of lifespan (heads up for future budgeting) – need to be sure info gets back to G&B.
- VII** **Board Approvals between meetings - Email**
- Deck replacements for 2026 – Integrity bid approved for one deck (20509 Kal) and three railings. Informed owner at 20509 that privacy wall is going to change from solid to privacy wall that allows air flow.
 - Rainbow work for season – All work for 2026 was finalized. Board “tree committee” working with Rainbow (Chris). Need to stay within budget and Rainbow came back with numbers within budget. There are owner questionnaire concerns that Rainbow will be reporting on.
- VIII** Owner committees and BOD Representative/Chair
- Landscape committee Update (Howard) – Five people on committee Howard (Board Rep), Dave Peterson, Terry Tofte, Paul Drube, and Paul McCabe. Scheduled walkthrough next week using questionnaires returned from owners to address erosion, edging, and lawn issues and removal, replacement and trimming of shrubs. Request to have a landscape contractor participate on walkthrough for expertise and to help establish a recommended plan for Board approval. Motion Dave, Ernie seconded to approve \$450 max for Landscape walkthrough. **Approved** Goal to request bids from multiple sources on providing services for a 2026 plan.
 - Hospitality/welcoming committee – Terry will speak to owners to get committee volunteers.
 - Rainbow update (Dave) – 2026 limit on expenditures – reviewed approvals and where we are with owner request from survey. Some items may needed to be added for 2026.
- IX** Financial Review
- Financials April & YTD – Motion David, Howard seconded to approve April and YTD financials as submitted. **Approved** Standard, customary expenses so far as summer projects have not been completed. Briefly discussed CPA audit of SFW HOA financials. Reserve funds are at about 1 million. Motion Dave, Steve seconded to approve financial report as submitted. **Approved**

- Reserve study completion & approval – We are now in possession of a finalized reserve study and spreadsheet that is workable. We will continue to use as a tool going forward. Motion Terry, Dave seconded to accept reserve study as presented. **Approved**

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Maintenance

- 2025 Kearney road replacement review and follow-up – Date TBD
- 2026 Kalmeadow road mill and overlay review, discussion – Core samples need to be ordered to help reveal composition and condition.
- Prior to field visits for irrigation startup and inspections, G&B needs to notify Premier of scheduled dates. In addition, G&B's irrigation inspections should be performed at monthly intervals per contract. Follow up with Premier (Troy) for more detail.
- Questions regarding recent G&B irrigation charges were discussed on site today between Board and G&B supervisor. The supervisor agreed to provide Premier with additional documentation to support labor and material charges.
- Exterior Walk through building and bidding review – KG will resend file to Board
- 20525 KC Front Deck replacement and proration – If owner agrees to prorated portion we will get proposal, speak to owner for agreement, then have the work authorized. The front deck is a safety concern.
- JW asphalt proposal for driveway replacements will be reviewed by Board. They will provide Premier with final list of properties for revised bid and execution.

XI

Other Business

- Owner contact list – hard copy given to the Board

Defer to next to meeting

- 515 B revision updates and processes
- Light fixture progress on selections/costs and next step

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Next Meeting Date & Annual Meeting Date

- July 7/9 Thursday 10am Lakeville Library large meeting room
- Aug 8/13 11:30am Lakeville Library large meeting room
- September – tentative 9/15 pending when booking is available with library – will be posted online.
- October – Annual Meeting 10/20/26 at the Emporium more info sent 21-30 days in advance – save the date.

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Meeting Adjournment: est. 7:10 pm