



**St. Frances Woods Townhomes
Board Meeting Minutes**

Date: 11/13/2023

Conference call Zoom

I. Call to Order: Dave called the meeting to order at 8:02am

Board Members Present:

President: Dave Callahan

VP:

Secretary: Jeanne Cooley

Treasurer: Steve Pfiefer

Director: Larry Wesolik

Members absent: Jerry Wulf

Other Present: Kimberly, Premier Association Management

II. Agenda: Motion Jeanne, Dave seconded to approve agenda and waive meeting notice as presented.
Approved

III. Business from the floor: N/A

IV. Financials

2023 Reserve study review: Motion seconded to reduce reserve contribution by \$53 a unit per month and contribute those funds to the operating inflationary increase for 2023. **Approved**

2024 Operating budget: Larry, Steve Motion seconded to accept 2024 budget as revised with increase in fees for fiscal year 2024 \$39.00 which is 9.85% increase. **Approved**

Insurance: Motion Jeanne, Steve seconded to approve renewal of Travelers insurance with 50% increase in premiums **Approved**

Driveways: Limited common element –Motion Dave, Larry seconded to approve Premier to get replacement pricing from contractor for driveways and est. useful life remaining. **Approved**

Tree plans and pruning will be decided in January.

- Premier will send minutes and draft letter to Jeanne for first review. Pie chart 2023-2024. Communication that the Board must provide the best services possible within the confinements of our ability.

VII. Old Business: N/A

VIII. Other Business: N/A

IX. Next Meeting Date: January 23 at 8am Irrigation and tree plan.
March wk. of 18th or 25th

X. Adjournment: Motion Dave, Larry seconded to adjourn meeting 9:41 @ am. **Approved**