



**St. Frances Woods Townhomes
Board Meeting Minutes**
Date: 7/21/2022
Lakeville Library

I. **Call to Order:** Terry called the meeting to order at 2:06 p.m.

Board Members Present:

Terry Hunst - President
Lowell Timmersman- Director
Tim Flodin – Secretary
Ernie Papacek – Treasurer
Dave Callahan – V.P.

Members absent: N/A

Other Present: Kimberly Premier

II. **Agenda:** Motion Ernie, Tim seconded to approve agenda as presented. **Approved**

III. **Minutes:** N/A

IV. **Business from the floor:** N/A

V. New Business Discussion Items

- Discuss The status of the 2022 walkthroughs (hard surfaces & landscaping):
 - Kim reported bids are due by 8/2/22
 - The Board will look at all proposals together at the next meeting to see what projects are approved for 2022.
- Discuss strategy for driveways, and private streets for 2022 & 2023:
 - Sealcoating of driveways, and chip seal treatment of roads is on the schedule for 2023
 - Crack fill on private roads and driveways, bidding is underway
 - Lowell and Dave provided final detail for work recommended on driveways and private streets as follows:
 - Replace asphalt driveways at:
 - 20569 Kaiser Way
 - 20533 Kalmeadow Ct
 - Replace asphalt driveway aprons with concrete aprons at:
 - 20565 Kaiser Way
 - 20623 Kearney Path
 - 20631 Kearney Path
 - 20758 Kaiser Way
 - Repair pothole between 20592 and 20616 Kearney Path

- Two (2) storm drains on Kearney Path need asphalt, cut out and repair
- Two (2) dips in asphalt by mailbox on Kearney Path, cut out and repair
- Cracks sealing of asphalt on following addresses:
 - 20527 KAL driveway to apron
 - 20521 KAL driveway to apron
 - 20515 KAL driveway to apron
 - 20511 KAL driveway to apron
 - 20510 KAL seal cracks in driveway
 - 20508 KAL seal cracks in driveway
 - 20573 KW seal cracks in driveway
 - 20553 KW seal cracks in driveway
 - 20576 KP seal cracks in driveway and seal between asphalt and apron
 - 20580 KP seal between driveway and apron
 - 20624 KP seal between garage floor and driveway
 - 20632 KP seal cracks in driveway
 - 20642 KP seal between driveway and garage floor
 - 20768 KW seal cracks in driveway
 - 20635 KP seal between driveway and garage floor
 - 20619 KP seal between driveway and apron and cracks in driveway
 - 20615 KP seal between driveway and garage floor
 - 20607 KP seal between driveway and apron and cracks in driveway
 - 20603 KP seal between driveway and garage floor
 - 20592 KP seal cracks in driveway
- Caulking between garage floor and apron
 - 20531 KAL, 20527 KAL, 20521 KAL, 20515 KAL, 20511 KAL, 20507 KAL, 20576 KP, 20580 KP, 20584 KP, 20734 KW, 20742 KW
- Discuss strategy for decks & porches for 2022 & 2023:
 - Pricing is high right now – will defer anyone who wants an early replacement will wait until 2023.
- Get update on National Night Out:
 - Dave is ready for the party. He will acquire tent, table, and supplies.
 - Unanimous motion to approve \$75 for purchase of items needed.
- Update on irrigation:
 - Desiree to send out letter about irrigation to owners to remind all owners of the watering strategies being the same as in 2021.
 - Drought tolerant lawns are an important goal for the association as the weather patterns continue to change and the water becomes much more expensive with constant increases (last year raised 42%).
 - Premier to contact G&B for problem list of low flow and high flow head. Discussion with G&B will include areas of capping heads like in pine area. Also, discussion of WIFII controller boxes

overheating. Suggestions on any item should be immediately sent to Premier. Justin is reviewing irrigation many times a week to be sure the water is being used wisely and changes can be made daily as he sees fit.

VI. Financial Review

Delinquencies: No owner over 30 days delinquent.

Motion Ernie, Dave seconded to approve June financials as presented. **Approved**

Financial investment strategies: The funds of the Association as well as the financial investment strategies are important to keep owners' costs down and do proper due diligence in making the best interest possible off of these funds.

Motion Ernie, Dave seconded to continue "no risk" investment strategy. Options of CD's and Annuities can be used if they are FDIC and State backed with an "A" (or better) rating. Current purchase of \$250,000 Annuity with Securian approved for completion at 3.65%. Will purchase additional CD or Annuity in August and throughout the end of the year. The funds that come up for renewal will be looked at for investing at best rate and time option available. **Approved**

VII. Old Business: N/A

VIII. Other Business: N/A

IX. Future Business:

X. Next Meeting Date: 8/4/2022 Lakeville Library 2:00 p.m.

XI. Adjournment: Motion Dave, Lowell seconded to adjourned @ 3:31pm. **Approved**