Minutes

St. Frances Woods No. 7

Board of Directors Meeting

August 13,2026@1:00

Lakeville Library

I. Call to Order (Dave)

II. Board Member Present:

President: Dave Callahan

Vice President: Steve Pfiefer

Secretary: Howard Neren

Treasurer: Ernie Papacek

Director: Terry Hunst

III. Others Present: Kimberly from Premier Association Management

IV. Approval of Agenda – added Rainbow overview, irrigation discussion

V. Approved 7/9/26 minutes

VI. Business from floor – Discussed email from homeowner regarding recommendation to review snow removal and accumulation guidelines. The Board agreed to include language in the new Grounds Contract that would address snow removal for smaller, accumulating snow events. Also, agreed to review cost sensitivity in changing the existing 1.5" trigger depth.

VII. Board Approvals between meetings: Two garage door installs at 20519 KC and 20631 KP

VIII. Committee Updates/Reports

- Landscape (Howard)– Yard Tech will work on list of lawn repairs and edging next week, need to notify owners; After completion, will request help to follow up on work performed and invoiced; No need for G&B lawn repair bid, should be included in Yard Tech's scope; No adverse owner comments noted from recent G&B summer shrub trim.
- Hospitality (Board) – Discussion as to benefits of revitalizing a Committee (1 or more)for welcoming new owners/occupants. Agreed to approach possible candidates to determine interest in providing this service.
- National Night Out (Dave) – Dave provided update on the August 4th get together; Good turnout but can always hope for increased attendance.

IX. Financial Review (Ernie) – Overview provided for operating expenses and YTD reserve/capital projects. No unusual transactions noted: Motion to approve July financials. Approved;
Legal Status: No current legal issues pending or against the Association

X. Maintenance/Project Updates

- KC Road Review: Discussed timing of regrading and need to determine extent and scope of repair. Core samples will be taken before decisions are made to proceed. Seykora Asphalt provided bid to perform the sampling.
- Front deck replacement at 20525 KC: Owners notified regarding prorated agreement. Replacement will occur sometime in September.
- J&W Driveway Replacement: J&W plans to replace 10 driveways at the end of next week; Will need to notify owners.
- Vetting Landscaping Companies: Agreed that bids would include contractors that offer all grounds services including landscaping, irrigation and snow removal. Kim agreed to search for companies to provide bids.
- Rainbow Tree: Dave provided update and overview of pruning and spraying
- Irrigation Concerns with G&B: Discussed increased costs and repairs this year; quality and frequency of monthly inspections; status of change in main contact (Jeremy). It was decided to schedule a meeting with G&B to discuss concerns.

XI. Other Business

- Owner contact list
- Fiber optic install contract language: Discussion about recent T Mobile fiber optic installs and responsibility for damage to irrigation lines and/or landscaping. Important for owners to notify Association to allow for proper locating of lines. Appears that T Mobile will be held "harmless" for damage caused to unmarked utility lines (including irrigation).
- 515 B revision updates and processes for HOAs (Collection and Fine Policies) – Overview from Kim

XII Meeting Dates – Next Meeting September 15th; Annual Meeting October 20th@6pm

XIII Adjournment: Motion to adjourn approved

Noted prepared by Howard