

Minutes
St. Frances Woods No. 7 HOA
BOARD OF DIRECTORS' MEETING
July 9th, 2026@ 9:30am
Lakeville Library Lg. Meeting Room

- I.** Call to Order: Dave called meeting to order at 9:39am
- II.** Board Members Present
President: Dave Callahan
Vice President: Steve Pfiefer
Secretary: Howard Neren
Treasurer: Ernie Papacek

Absent Director: Terry Hunst
- III.** Others Present – Kimberly with Premier Association Management.
- IV.** Approval of Agenda: Motion Dave, Ernie seconded to approve as amended. Approved
- V.** Approval of Minutes 6/4/26: Motion seconded to approve meeting minutes from 6/4/26. Approved
- VI.** Business from the Floor: N/A
- VII.** Board Approvals between meetings: Motion Ernie, Dave seconded to approve electronic (email) motions. Approved
- Deck replacement for 2026 – Integrity approved \$22,835
 - LS replacement – Yard Tech proposal \$8,116.67
 - J&W's proposal 18,305 v3.
1. Ten driveway replacements on Kalmeadow Ct - 20513, 20531; Kaiser Way: 20553, 20569, 20573; Kearney Path - 20580, 20619, 20632, 20636, 20640 at a cost of \$21,714.00.
 2. Concrete Raising 2 locations only: 20531 KC and 20569 KW at a cost of \$1,240.
- VIII.** Financial Review presented by Ernie
- Financials May & YTD – no unusual transactions noted: Motion Steve, Dave seconded to approve financial report. Approved
 - Cash investment decision will be made after major work is decided for 2026/27 completion.
 - Ernie will request project updates from Premier (Troy) when needing the project tracker.

Current Assets Checking/Savings	
1000 · US Bank Cking	14,312.42
1010 · US Bank Operating Savings 237	46,860.95
Total Checking/Savings	61,173.37
Accounts Receivable	
1200 · Accounts Receivable	400.00
Total Accounts Receivable	400.00
Other Current Assets	
1300 · Prepaid Expenses	360.62
1015 · Replacement Reserves	
1016 · US Bank Replacement Res 966	165,167.82

1062 · N Amer Annuity 4.45% 12/2/28	201,155.10
1063 · Oceanview Annuity 4.8% 4/13/28	215,000.00
1065 · Schwab	
1066 · Schwab Sweep	0.46
1067 · Schwab MM	324,956.33
1069 · Schwab Pop Bnk 4.65% 3/29/27	100,000.00
Total 1065 · Schwab	424,956.79
Total 1015 · Replacement Reserves	1,006,279.71

- Legal Status: No current legal issues pending for or against the Association.
- Scheduling of financials – Board requested more timely receipt of financials from Premier, will request project tracker to help monitor large projects.

IX. Maintenance

- Road repair review Kalmeadow Ct. discussion – waiting for core sample results to help determine future actions (i.e. mill and overlay vs replacement); Contact another vendor to complete core sampling. Need to obtain bids and consider proceeding in 2027 with bids obtained by budget time.
- Concerns regarding G&B – Issues with timely communication, irrigation inspections and resolutions on billing. Alan from G&B did inspection last week, concern that the open start up crew should have caught many of the current items. Goal to send out site visit information when received by G&B to owners. Questioning last inspections in terms of notification.
- 20525 KC Front Deck \$2,655.00 replacement bid from Integrity with 13.33% \$354.00 prorated to owner: Motion by Steve, seconded Ernie. Motion approved. Premier to reach out to owner to get approval of amount for early replacement.
- Homeowner at 20768 Kaiser Way recently repaired grass directly behind the back porch on corner of house. They didn't level the ground causing scalping of ground when mowed. Owner will be advised to correct.
- During the weekly mowing yesterday the G&B crew noted that areas near 20533 KC are becoming difficult to mow due to overgrowth. Shrubs in back yard, shrubs in southwest border of property butting up to 20533 and pine trees in cul-de-sac need to be trimmed. Board will let Premier know if they would like a proposal to trim these areas.
- Companies for bidding 2026/27 grounds contract– G&B, TPC, Southview Design and two more companies. Starting in 2027, contracts must have “out” clause per 515 B.
- At 20513 KC, 3 bids needed for a complete sidewalk replacement. Send via email for electronic vote once received.
- Yard Tech landscape repair work schedule update – start in early August.
- Confirm G&B dates scheduled for summer pruning. Need to remind them that we are to notify HO's, preferably a week in advance, so they can mark the bushes they want left alone. Confirm weed control in rock beds being done monthly including backs. Observed performed in early June.
- Awaiting bids: Action Garage Door, Weydert Painting
- Deck post review – Please have Integrity review.

Kearney	20603	deck post need review
Kalmeadow	20527	split beam on deck in back
Kearney	20607	deck post need review
Kalmeadow	20521	One deck post rotted.

X. Other Business

- Owner contact list – incorporate yr. of building on list once Premier finds a way.
- National Night Out – August 4th Tuesday 6-8:30pm, Fire Chief will be invited. Food donations or money collection for food shelf.

- XI.** Next Meeting Date:
Aug 8/13/26 Lakeville Library large meeting room – change to 1pm
September – 9/15 small 8-person room 9am
October 20th 6pm - Emporium more info sent 21-30 days in advance – save the date.
Ask for screen for computer. Put all meetings on the website now for rest of year
- XII.** Adjournment: Motion Ernie, Howard seconded to adjourn at 11:35am. Approved

Notes prepared by Kim and Howard