Minutes
St. Frances Woods No. 7 HOA
BOARD OF DIRECTORS' MEETING
September 15th, 2026@ 9:15am
Lakeville Library Sm. Meeting Room

I. Call to Order: Dave called meeting to order at 9:18 am

II. Board Members Present
President: Dave Callahan
Vice President: Steve Pfiefer
Secretary: Howard Neren
Treasurer: Ernie Papacek
Director: Terry Hunst

III. Others Present – Kimberly with Premier Association Management.

IV. Approval of Agenda: Motion by Steve, Howard seconded to approve the agenda as amended. **Approved**

V. Minutes 8/13/26 not in system. Howard will send to Premier.

VI. Business from the Floor: N/A

VII. Board Approvals between meetings: N/A

VIII. Owner committees and BOD Representative/Chair

- Landscape committee Update (Howard) – Verified Yard Tech work, primarily lawn repair and edging. Had only three issues after walkthrough that were resolved by Yard Tech. *Re-seeding was spotty in places and some did not come up at all due to no watering*.

- Hospitality committee – Still looking for volunteers to help welcome new homeowners. Will bring up at annual meeting to ask for a committed volunteer(s).

IX. Financial Review presented by Ernie

- Financials August & YTD – no unusual transactions noted: Motion by Terry, Steve seconded to approve August financials. **Approved**
  August Financials Overview – P&L account balances are mostly in line with YTD budgets; Reserve balances remain strong. Noted --*Wate*r usage (cost) YTD remains lower than budget. However, irrigation repairs are trending over budget YTD. The Board will need to continue monitoring and controlling costs of the irrigation system. A drainage issue in area around 20600 KP is currently being reviewed for cause and resolution (refer to maintenance section below). Rainbow Tree expenses are slightly higher than budget YTD and will remain that way by year-end. Plan for 2027 to continue keeping costs under control.
  Discussion of Investments - CD matures in 2027; *reinvestment of some of the cash in the Schwab Money Market account will be done later this year.*
- Project tracker
  Motion by Steve, Ernie seconded to approve $3446 for complete garage trim painting around door. **Approved**
  - Request for update on Integrity schedule to complete deck projects
  - Request for update on garage door replacement timing.

- Request for JW update on the status of sidewalk at 20513.
- *Request for update of deck work, porch and post replacements*.

- Full Year Projections for Major Expense Items reviewed.

- Legal Status: No current legal issues pending for or against the Association.

X. Maintenance

- Rainbow Tree removals – Motion Steve, Dave seconded to remove and grind stumps to the following trees:
  - 20507 Kal – #282 diseased, remove and not replace this year
  - 20632 KP plan removal and replacement in 2027 crab apple #105
  - 20599 KP Box elder volunteer tree will need to be removed in 2027 (leaning to one side). No replacement needed.
- Landscape question by homeowner at 20624 KP regarding if specific regrading work was performed and paid for on property in 2025. After review, determined "no" - Dave will contact owner with this information.
- Status of Grounds Maintenance Contractors Search: Premier (Desiree) will request that shrub pruning be added to the RFPs – will be sending out specs to TPC, G&B, Southview Design and one other contractor. In the "irrigation" section of contract, Premier and Board looking for clear expectations covering services performed and more detail line items for invoicing.
- 20600 KP –Drainage along building – French drains – Request G&B review and bid.

XI. Other Business

- Annual Mtg. Prep – Will include question sheet for homeowners
- Will send owner list electronically.

XII. Next Meeting Date:
October 20th 6pm - Emporium -Info will be sent 21-30 days in advance to homeowners
Reminder - Ask for screen for computer.
Homeowners will be asked to submit questions /comments/ concerns ahead of time (one week in advance)– will also have extra sheets available at the meeting.

XIII. Adjournment: Motion Dave, Ernie seconded to adjourn at 11:55 am. Approved

Notes prepared by Kim and Howard