



St Frances Woods Townhomes
Annual Meeting Minutes
9/21/2022 at 6:00 PM
Location: Lakeville, Holiday Inn

Meeting called to order: Meeting called to order by President, Terry Hunst
Wednesday, September 21, 2022 at 6:05 pm.

Quorum has been met in person and by proxy (25%) 54 units = 14

Board Members Present: Terry Hunst – President, Lowell Timmersman- Director, Tim Flodin – Secretary, Dave Callahan – V.P. and Ernie Papacek – Treasurer

Board Members Absent:

Others Present: Kimberly G. from Premier Association Management

Units Represented in person:

Kearney Path: 20576, 20624, 20632, 20640, 20636, 20639,

Kalmeadow: 20511, 20513, 20521, 20506, 20508, 20509, 20510, 20515, 20521, 20529, 20531, 20533,

Kaiser Way: 20616, 20734, 20742, 20737, 20569

Units Represented by proxy:

Welcome: Terry

Introduction of Board & Opening Comments from the President Terry. Welcome everyone and thank you for attending the 2022 Association Annual Meeting. Introduction of the Board.

Reading of the 2021 Annual Meeting Minutes: Tim

Move to suspend reading of the minutes and move for approval. Motion by 20576 KP, 20632 KP seconded to waive the reading of the 2021 Annual Meeting Minutes and move for approval. All in favor
Approved

Insurance Review: KG

Policy has a \$10,000 deductible and 5% (of building insured value) wind hail deductible, in which an HO6 policy would need to be carried by the owner to cover this loss assessment which in whole is the responsibility to split among all units involved and the owner must pay their own portion of the deductible. This is an all-in policy including betterments. The policy is currently held by Horizon Insurance – Tim Scattarella 952-914-7122.

Renewals in the industry of Associations are really being hit hard by the losses in Minnesota. This includes wind/hail and tornados.

The Board has had a thorough review done of possible claim for insurance damage hail items. Owners will be notified of status and progress once the adjuster has completed review. This review will take a couple weeks.

Election of Directors: KG

There are 5 positions open on the Board of Directors. Calling for nominations from the floor. None received. Close Nominations from the floor: Motion 20510 KC, 20511 KC seconded to close nomination from the floor. All in favor **Approved**

The results from the ballot tabulations are as follows:

Tim Flodin, Dave Callahan, Jeanne Cooley, Rebecca Tofte, Steve Pfiefer

We would like to thank Ernie for his many years of service for the community throughout the years and thank Lowell for his service on the Board.

Officers Report: by Terry

Pricing is accelerating at an all-time high in all areas of the financial budget.

- Completed in 2022 or yet to be completed this fall:
 - 1 apron replacements
 - Replace and repair edging
 - Tree trimming and planned removal and stump grinding
 - Shrub removal and replacement
 - Asphalt repairs and 2 driveway replacements
 - Misc. siding replacement and repairs
 - Tree treatments
 - Emerald Ash Bore treatment done

Not everything can be done every year, the Board tries to stick with the budget and pick priorities and in some cases waiting is necessary. The Board and Premier try very hard to not miss items in walk throughs, but we are all human. Thank you everyone for your patience and understanding as we approach this process each year. We ask you to PLEASE turn in your spring walkthrough reports as they do help!

- **Association Events:** The National Night Out celebration was well attended, and positive feedback was received. Donations were collected for food shelf.

Thank you all for helping to make this last year successful and productive.

Financial Review: By Ernie

- **A statement of capital expenditures in 2022 Fiscal Year over \$5000 or 2% of current budget that has been approved by Board for this year and the next year. This year 2022 the following expenses have been approved: Driveway replacement and Landscape work**
- **A statement of reserve balances and any funds that are specified for any specific project.** No reserve replacement funds are specified.

Reserve funds as of 7/31/2022:

1016 . US Bank Replacement Res 966	467,339.84
1028 . Merchants CD 2998 .3% 7/14/23	21,858.92
1040 . GSB Reserve Savings	159,070.86
1050 . BMO CD 4137 1.93% 11/6/22	105,109.70
1060 . MN Life Insurance Co	250,000.00
Total	1,003,379.32

- **A copy of the revenue and expense for the previous fiscal year 2021 and the balance sheet for same.**
A copy of the 2021 CPA Audit was emailed when the Annual meeting packet was mailed.
- **Pending Litigation or judgment the association is involved in – None**
- **Past Due Fees as of 7/31/2022: \$0**

Open Forum:

Q: Request evergreen trees along Kensington be trimmed up

R: Will be evaluated as part of the annual walkthrough with tree vendor

Q: Is there a plan to fill in the gaps between trees along 205th Street?

R: The current focus is to restore the health of all remaining trees along 205th, no immediate plan to add new plantings along the north side of Kalmeadow Ct.

Q: Concern the “low watering” plan has failed - what is the new plan to keep our grass green?

R: A thorough evaluation of options to restore the lawns is already underway, and measures are being taken to restore the lawns to good health.

Q: The community seems divided. Owners of the “new units” feel alienated and unwelcome in the community.

R: The board is committed to improving communication at all levels within the community.

Q: Issues with lack of communication.

R: Everyone has experienced a bumpy 2 years. Remote work at Premier has been challenging. There has been a 3-fold increase in repeat communication which slows down productivity. Premier is placing an emphasis in making changes to their organization to meet changing times.

Date and Time for next meeting: Right after Annual Meeting

Adjournment: Motion 20513 KC, 20508 KC seconded to adjourn the Annual Meeting at 7:25 pm. **Approved**

Meeting minutes respectfully submitted by Kimberly, Premier Association Management



9/21/2022 at 7:30 PM
Location: Lakeville, Holiday Inn

Meeting called to order:

Wednesday, September 21, 2022, at 7:30 pm

Meeting called to order by Tim Flodin

Board Members Present: Dave Callahan, Jeanne Cooley, Tim Flodin, Steve Pfiefer, Rebecca Tofte

Board Members Absent: None

Others Present: Kimberly G. from Premier Association Management

Board Positions: Unanimous motion to approve positions as follows.

President: Tim Flodin

VP: Dave: Callahan

Secretary: Jeanne Cooley

Treasurer: Steve Pfiefer

Director: Rebecca Tofte

Approved

Adjournment: Motion Dave, Jeanne seconded to adjourn the Board Meeting at 7:55 pm. **Approved**

Meeting minutes respectfully submitted by Kim, Premier Association Management