

Prairie Ridge Condominium Association

Meeting of the Board of Directors

November 17, 2025

6:00 P.M. · Pleasant Hill Library

Board Attendance: Cassie Birk, Jackie Tappella, Lloyd Cheney, Jacob Roehrig & Amy Carrison

Homeowners Present: 2

Property Manager: Matt Fee

I. Homeowners' forum:

Insurance Claims:

- Homeowners should work with Matt for any claims against the Master Policy. Matt will connect the HO with our agent as needed.
- Deductible on the master policy is currently \$25,000 per occurrence, so homeowners should be aware that small claims with damages not exceeding the deductible will not have coverage under the HOA's policy
- Recommended maintenance for homeowners includes regular cleaning of drains for water softeners, inspecting or replacing water lines for fridges, toilets, etc.

II. Homeowner Communication:

- Terri C. offered to help with a community flyer to send out to homeowners on a regular basis through the summer. Board will work with Terri about dates/times.

III. New Business:

2026 Dues:

- Dues remain the same as 2025 with no increase
- Fewer projects are planned for this year & we are able to reallocate some of last year's project funds to cover expense increases in water, insurance premiums, etc.

Maintenance:

- Minor concrete work planned (walkthrough to be done in the spring)
- Uneven pavement near the lamp post on the east side of the frontage road – need to find out if this is city vs. HOA responsibility
- Dryer Vent cleaning to be done annually – Matt to arrange for spring/summer '26