

Prairie Ridge Condominium Association

2023 Annual Meeting Minutes

Meeting Date: Monday, July 24, 2023

The meeting was called to order at 6:02 PM. Motion was made by Mike Rabideaux, seconded by Sandy Johnson. A quorum was achieved through the presence of 13 homeowners present and 3 proxies.

2022 Meeting Minutes

A motion was made to approve the 2022 minutes as submitted. By unanimous vote, the 2022 Annual Meeting minutes were approved by the Owners.

Elections

The elections were to fill 2 (3) two-year terms and 1 (2) two-year term on the Board of Directors. Michael Rough, Amy Carrison, and Cassie Birk were all self-nominated to the Board of Directors. Each candidate gave a brief introduction and explained why they would like to serve on the Board of Directors. Elections were not held, as there were 3 open spots and 3 candidates.

Annual Report

Information presented during the Annual Report is a compilation of the required annual reporting per the Governing Documents that was included in the Annual Meeting notice to all owners.

Mike Rabideaux presented the President's report to include the following topics:

Current Year Accomplishments

1. irrigation repairs: Skip's is doing a great job responding to repairs
2. Perception of the Association: everyone is co-owners in a \$30 million corporation

Katelyn Graham of Associa MN presented the capital improvement projects done in 2022 and to date in 2023, as well as potential future 2023 projects.

1. 2022 Projects: Unit washing, seal coating driveways, irrigation box replacement, gutter guards phase 1
2. 2023 Completed Projects: Tree treatments, removal, and trimming, retaining wall replacement, gutter guards phase 2
3. 2023 (Approved) Pending Projects: Seal coating and repair work on asphalt, round 2 of tree work

4. 2023 Potential Projects: Kickplate replacement under patio doors, cement work

Katelyn Graham presented the Treasurer's report to include a financial report consisting of the year-end balance sheet and income statement. She explained the line items in detail on both financial statements. Katelyn then presented the 2023 Association budget. A large focus was placed on the collection's process and standings.

Katelyn with Associa Minnesota presented information on the role of the professional management company hired by the Board of Directors to provide leadership and guidance to Prairie Ridge Association.

Open Forum

Katelyn Graham and the board answered questions from the audience on many subjects. The following is a summary of the subjects discussed:

1. Community wide grass seeding
2. Public works alerting Associa MN of abnormal water usage
3. Cement heaving throughout the community

The meeting was adjourned at 7:21 PM. Motion was made by Mike Rabideaux, seconded by Sandy Johnson.