

# Prairie Ridge Homeowners Association (PRHA/PRCA)

## Board of Directors Meeting (Regular Session)

Tuesday, March 25, 2025 · 6:00 P.M. · Pleasant Hill Library

### Meeting Minutes

- I. Guest Dan Enger – Farmers Insurance
  - a. Look-back period on master policy is 5 years
  - b. Current policy has a \$20,000 wind/hail deductible & \$25,000 for water/fire
  - c. Master policy covers structure (walls out) & interior structural attachments
  - d. Exterior utility lines are not covered (*confirmed by Dan on 3/26*)
- II. Landscaping & snow removal/Advanced Irrigation update
  - a. Board will be sourcing other vendors in consideration of making a change if needed later this year
  - b. Cost considerations are significant in vendor selection
    - i. Matt stated \$85/month/unit is considered a reasonable rate by industry standards; our rates with AI are far below that
  - c. Multiple issues with snow removal this winter
- III. Proposed spring maintenance & upkeep
  - a. Landscaping & tree trimming/removal
  - b. Painting
    - i. Louvre vents, pillar bases, & kickplates with replacement as needed
  - c. Minor concrete repair
    - i. Community sidewalk cracks & replacement of truncated domes as needed
  - d. Vent cleaning
    - i. Scheduled for this month
  - e. Unit washing
    - i. Affected units with mildew growth in areas of low sun exposure
- IV. Expense management efforts
  - a. Waste hauling bids
    - i. Matt contacted several haulers on the city's approved list

- ii. Some haulers only provide dumpster service, others did not respond, & others are more expensive than Tennis
- iii. Prairie Ridge will continue to use Tennis Sanitation, as they remain the least expensive option

b. Master policy rate quotes

- i. Farmers Insurance remains the least expensive option
- ii. A number of carriers are still not quoting Prairie Ridge due to a combination of community size, age, location, &/or claim history

c. Water usage

- i. Mike R. identified a service owned by a member of the community (Mike K.) that can identify leaks in the pipes bringing water from the main line underground
  - 1. Board will look into this service further at a later date
- ii. City water rates increased by 10% as of Jan. 1<sup>st</sup> with another increase expected July 1<sup>st</sup>
- iii. Board received a quote for installation of a smart controller for our irrigation system & will review for approval with installation expected late spring/early summer

V. Hiring of utility maintenance/repair for private residences

- a. Homeowners with utility issues that cannot be resolved with service on the interior of their unit should submit a maintenance request
- b. The HOA will hire a technician to address issues with utility lines/meters/boxes on the exterior of the building & either cover the cost or assess homeowners for repair/replacement as applicable

VI. Collections update

- a. Total outstanding dues
- b. Overview of collections process
  - i. Homeowners should work with MJF & Associates &/or our attorney on any outstanding balances due, as payment plans can be set up
  - ii. Liens are typically placed on a unit once an owner is 3-4 months behind in dues, (provided no payment plan is in place, or the owner has defaulted on their repayment agreement)

- iii. Owners of units that go into foreclosure are not entitled to equity in the property upon sale

## VII. Homeowner forum

- a. Bird feeder issues in the row home building on Rose Way continue to create messes with droppings on driveways & structures, along with issues for a vehicle parked in the driveway
  - i. Board agrees that bird feeders should be limited in number (1 per unit) as they present a problem with the number of birds & rodents they can attract, as well as issues with cleanliness
- b. Recommendation for board to create an abbreviated version of the R&R's or a welcome packet with FAQs for new homeowners
- c. "No Parking" signs are needed on the finger streets
- d. Hydrangea bushes grow excessively tall & block views/access from windows for some homeowners
  - i. Per AI, hydrangeas should be trimmed to a height of ~ 2 feet during the fall trimming
  - ii. Board/Matt will follow up on trimming that owners can do to meet their needs (homeowners can contact Matt to inquire)

## VIII. Closed Session