

Prairie Ridge Homeowners Association

Board of Directors Meeting

Tuesday Nov. 19th, 2024 · 6:00 P.M. · Pleasant Hill Library

Attendees: Cassie Birk, Amy Carrison, Sandy Johnson, Jackie Tappella

- I. Sandy Johnson opens the meeting announcing her voluntary resignation from the Board of Directors & excuses herself from the meeting.

II. Lawn Care & Snow Removal

- a. Intro to Craig from Advanced Irrigation
- b. Discussed commitments for lawn maintenance come spring (weeding schedule, using push mowers for smaller yards, eliminating rings around trees)
- c. Mulch application planned for early spring will help with the rings around the trees
- d. Low-lying areas in between row homes on Sierra Dr. have ruts in the grass due to moisture accumulation. These areas need a drainage solution which will be revisited in the spring.
- e. Board will obtain a bid for a smart controller for the irrigation system for water conservation
- f. Bobcat is onsite & ready for snowfall events

III. Intro to Matt Fee from MJF & Associates

- a. Email Matt with questions/concerns around violations
- b. Dues payment is available 3 ways: Mail-in, automatic withdrawal/ACH payment, or bill pay through homeowner's bank
- c. Improved access to vetted contractors through Matt/MJF & Associates

IV. Homeowner Forum

V. New Business

- a. 2025 budget & monthly dues
 - i. Dues announcement came out on Nov. 12th

- ii. Board spent a considerable amount of time discussing the dues increase & weighing several factors
- iii. City of Hastings water will increase 10% effective Jan. 1st with another, yet TBD increase expected in July
 - 1. Board will look into the water efficiency grant program through Met Council to see if PRHA qualifies
- iv. Master policy renews in April & 2025 premiums are not expected to be known until March
 - 1. We are a large community in a high-risk area, (largely due to wind/hail), with limited carrier options in the insurance market.
 - a. As of our 2024 policy renewal, 12 major carriers, (State Farm, American Family, Liberty Mutual, Nationwide, & others), declined to quote Prairie Ridge.
 - 2. Board will work with Matt to shop our carrier options again in early 2025 to see if more competitive rates are available
- b. Maintenance to be addressed in 2025:
 - i. Painting & turf repair
 - ii. Minor concrete repair
 - iii. Landscaping refresh & drainage solutions for low-lying areas
- c. Rules & Regs update (holiday decorations)
 - i. No updates to R&R at this time related to holiday lights
 - ii. Limited enforcement for timing of removal without supporting R&R
 - 1. Address holiday lights/decorations with comprehensive R&R updates in 2025
 - iii. No expectation for removal during periods of dangerous cold or icy conditions
 - iv. The board has no intention of dictating the type or color of holiday lights/decorations
 - v. Board will address removal of any remaining holiday lights/decorations in early 2025 with letters to homeowners when safe weather conditions for removal permit

[Closed Session]

VI. Manager's Report

- a. Violations
- b. Dues balances
- c. Work Orders

VII. Adjourn