

Prairie Ridge Condominium Association
Annual Meeting of the Board of Directors
Monday · July 29, 2024 · 6:00 P.M
Pleasant Hill Library

Board Member Attendance: Cassie Birk, Mike Rough, Jackie Tappella, Sandy Johnson, Amy Carrison

Agenda

A. Establish Quorum – **Quorum established**

B. Introductions

C. Approval of 2023 Annual Meeting Minutes

- **Cassie motions for approval, Sandy seconds**

D. Election of the Board of Directors

a. 1 Director

- **Candidates Sandy Johnson (running for reelection) & Tiffany Owen (running for first term)**

E. Annual Report

a. President's Report

- **Efforts being made by the board to save money & conserve reserve funds for future capital projects**
- **Looking at cost savings with our water usage**
- **Where possible & appropriate, consider enlisting homeowner labor/help with small tasks**
- **Formation of homeowner committees in the future**
- **Considering our cost increases for waste hauling, insurance & water**
- **Minimum \$25K HOA-6 coverage with master policy requirement for homeowners**
- **Difficulty in securing other rate quotes for insurance (many of the major carriers would not quote us this year)**
- **Get irrigation fixed; Katelyn to handle related to HBC irrigation**
- **Katelyn to handle remaining electrical work on the irrigation system with AOC**

b. Treasurer's Report

c. Management Report

- Lawncare issues
 - No premature change in lawncare vendors
 - AI had short notice on their hire/contract with PRHA
 - Give AI a chance for snow removal this winter & revisit performance in the spring/early summer
- Bird feeder issues

F. Open Forum (General Community Issues Only)

G. Election Results

- Tie between candidates Tiffany & Sandy
- 3 proxy votes remain, all of which appointed the board as proxy
- Suggestion is made by a few homeowners to award a deciding vote to Tiffany, as one homeowner (not present) nominated Tiffany but submitted a proxy form appointing the board as her (homeowner's) proxy
 - Unable to award deciding vote to Tiffany based on a nomination, as the proxy form states (quote) *"It is important to note that this form is for nominations only and will not count toward quorum or as a vote for a particular candidate."*
- Per Colleen (Associa director), direction from legal counsel (Evan Leach from SJJ) is as follows in determining proxy votes by board decision:
 - Board must first attempt to award each of the 3 proxy votes to one candidate or the other with a unanimous 5/5 decision on each. If unsuccessful, the following options exist:
 - Board may decide via majority (3/5) vote which candidate will fill the open spot
 - Either candidate may voluntarily remove herself from the running
 - Hold a coin toss to determine the winner
- Board meets in a private room & is unable to come to a unanimous decision on each of the 3 proxy votes

- Board returns to the large meeting room to discuss additional options of 3/5 majority vote or coin toss
- During board discussion on how to proceed, candidate Tiffany Owen voluntarily removes herself from the running for the open director position
- Candidate Sandy Johnson is re-elected to a 2nd term

H. National Night Out

- Amy to invite Matt Fee from MJF
- Board approves budget of up to \$450
- Amy to arrange for subs, chips, & dessert
- To be held in the community Tuesday, 8/6/24 from 6:00-8:30p