

Prairie Ridge Condominium Association

Annual Meeting of the Board of Directors

Thursday · July 24, 2025

6:00 P.M. · Pleasant Hill Library

1490 S. Frontage Rd.

Hastings, MN 55033

Board Member Attendance: Amy Carrison, Cassie Birk, Jackie Tappella

Agenda:

- I. Establish Quorum (10% or 12 homes)
 - a. Quorum established – 16 units represented (13 in attendance; 3 proxy forms received)
- II. Introduction of Board members & property manager
- III. Election of the Board of Directors
 - a. 4 Directors (2 full terms of 3 years, 1 partial term of 1 year, 1 partial term of 2 years)
 - i. Jackie & Cassie are running for reelection (Jackie's 3-year term & Cassie's previous 2-year term are both up this year)
 - ii. Open seats are for 2 full terms of 3 years (Jackie's & Cassie's), 1 for 1 year (partial term completing the remainder of Mike Rough's 3-year term), & 1 for 2 years (partial term completing the remainder of Sandy Johnson's 3-year term)
 - iii. Jackie & Cassie are running for reelection
 - iv. Nominations taken from the floor
 1. Terri Cheney nominates Lloyd Cheney for the board
 - v. Total of one nomination received for 4 open seats; Lloyd Cheney's nomination & candidacy is uncontested
 - vi. Lloyd Cheney fills one open seat on the board
 - vii. No election is held due to fewer interested candidates than open director seats
- IV. Annual Report
 - a. President's Report (Cassie Birk)

i. List of completed & proposed projects & maintenance for 2024 reviewed

Completed for 2025	Pending/Tentative for 2025
<ul style="list-style-type: none"> • Unit washing for mildew/mold removal as applicable • Painting of porch pillar bases & Louvre vents as applicable • Painting & repair/replacement of row home patio door kickplates • Irrigation pump repair/replacement • Installation of irrigation system smart controller • Tree treatments • Irrigation box waterproofing • Shingle issues – warranty repair • Dryer vent cleaning • Mulch application (full depth) 	<ul style="list-style-type: none"> • Turf repair/grass planting • Plant replacement • Concrete repair • Tree removal (1953-1959 Sierra backyard) • Landscape edging repair/replacement • Drainage solution for ditch between 1913 and 1923 Sierra Drive buildings • Painting of Prairie Ridge sign • Tree trimming/removal

b. Treasurer’s/Financial Report

- i. \$15,198.99 total dues outstanding as of 6/30/25
- ii. Combination of small balances, homeowners on payment plans, & homeowners with liens &/or pending foreclosure proceedings
- iii. Financial report for year-end 2024 reviewed (attached)

- V. Management Report
- VI. Open Forum
- VII. Election Results

- a. N/A – no election held as noted in item III