MINUTES – Board of Directors – The Vintage Collection at Prairie Trail Townhomes

February 21, 2024

Heidi, Frank and Susan were present in person; Rick and Bill were present via telephone.

The Minutes of our last meeting were approved with correction of one typo.

OLD BUSINESS

1. Additional HOA update – Rick continues to be in contact with the president of the Estates at Prairie Trail HOA, aka Estate West at Prairie Trail. As of this meeting, nothing has been finalized.

2. Remainder of HOA repairs: All repairs have been completed with the exception of two items which need to be completed by the homeowners. Heidi will follow-up with those homeowners (2046 and 2611).

3. ASI – Jeff needs to follow-up with ASI regarding repairs needed at the T-intersection of the alley.

4. Reimbursement from Mapes for attorney fees and repairs we have done which were his responsibility – Heidi has not yet drafted the letter – she is waiting to make sure we have updated information/costs for the repairs.

NEW BUSINESS

1. HOA taxes have been filed.

2. Recent repairs:
    a. Vents above the garage have been replaced for 2044 and 2054.
    b. The request to replace HVAC vent out of the roof at 2116 was denied.
    c. The request to replace gutters at 2054 was denied.

3. Vent replacement – there have been multiple problems with roofs leaking. This the HOA's responsibility per our Covenants. We discussed whether vents should be replaced or repaired as they leak or if the vents on every unit should be replaced or repaired. A concern is the cost of each option and whether we would need to make a special assessment to pay the costs and/or whether we should use the money in our reserve to pay all or part of the costs. Heidi will send a copy of the invoices for the work that has already been done and asked each board member to review them and send her comments/reactions which she will compile for our next meeting.

4. Mediacom is presently doing work on various lawns next to the alley.

Next meeting: April 3, 2024 at 5 p.m.   Meeting adjourned.