

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

April 3, 2024

Bill, Rick, Frank and Susan were present in person.

The Minutes of our last meeting were approved.

OLD BUSINESS

1. Update on Estates West at Prairie Trail – Rick received an email from Adam, President of that HOA, stating the HOA will be preparing and filing a document with the Polk County Recorder stating that all members of our HOA are no longer members of the Estates West HOA. We will obtain a copy of that document after it is filed.
2. HOA repairs – we need to consult with Jeff regarding what, if any, requests for repair are outstanding.
3. ASI – we need to consult with Jeff regarding what he has learned after contacting ASI.
4. Letter to Mapes – Heidi was going to draft a letter to Kenny regarding money he owes us for repairs we have made which should have been made by him and the money we paid an attorney to take care of his failure to add the homes on Westwood Street to our Covenant. Heidi resigned before completing a draft. We need to get information from Jeff regarding the total amount Kenny owes us and will then draft a letter to Kenny.
5. Vent replacements – we have an estimate of approximately \$16,000 to replace vents and other costs related to that. We decided to have Jeff obtain one or two additional estimates regarding the cost of repairing or replacing the vents on the roofs. We will then discuss what to do so about the vents (and related costs).

NEW BUSINESS

1. After our last meeting Heidi Heronimus resigned as President and Board Member.
2. Frank Rhodes provided us with a letter of resignation as a Board member effective tomorrow.
3. We need more Board members, preferably before our annual meeting. Bill and Rick stated they would talk to HOA members that may be willing to serve. If that does not work, we have Jeff send an email to all residents about serving on the Board.

4. Repair status –
 - a. 2801 – there is a loose siding board which affects the attached home. The options are to replace the loose board and paint or nail the board in place. It was decided we need to get a professional opinion regarding the consequences of both options. We will ask Jeff to arrange this.
 - b. 2110 – the front door has been painted green; it is supposed to be white. It was decided to have Jeff notify the resident of this violation.
 - c. 2046 – the deck has not been adequately maintained and the grading of the yard next to the foundation is pulling away from the foundation. The homeowner was informed of the need to repair these problems but has not done so. It was decided to have Jeff follow-up with the homeowner.
 - d. 2108 – the previous problem has been resolved. The homeowner has informed us he intends to replace some dead plants and replace the plastic edging with brick edging. This landscaping request was approved.
 - e. 2108 and 2713 – the homeowners have experienced leaks into their homes. We will have Jeff follow-up to determine if these leaks are related to the previously discussed vent problems.
5. Annual meeting – will be held July 15; 7-8:30 p.m. at the Library. We will have Jeff attend to present the budget for next year and to explain the process for using Buildium to make requests for repairs or to report other problems.
6. Transfer of \$6,000.00 to the reserve fund – this was done recently – not sure why – need to ask Jeff.
7. We have been charged \$11,000.00 for the removal of snow in February. This seems higher than it should be. We need to talk to Jeff about this charge.
8. There are many things we need to discuss with Jeff. It was decided to arrange a meeting with him before our next meeting – hopefully, next week.

Meeting adjourned.

Next meeting: May 2, 2024 at 5 p.m.