

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

April 8, 2024 – meeting with Jeff Horner

Bill, Rick, and Susan were present in person.

BUSINESS (purpose of this meeting was to discuss with Jeff items identified at the last Board meeting)

1. ASI – the company has not responded to Jeff’s attempts to talk to them about the problem at the T-intersection of the alley. Jeff was asked if he has talked to the City of Ankeny about the situation because the City is responsible for the upkeep of alleys. He did and was told that the City believes the alley met design regulations at the time it was put in so the City does not plan to do anything. Jeff was also told that before any changes are made a survey would need to be done. After discussion of the situation, i.e., the sanitation trucks sometimes take short turns that damage the property of the adjacent homeowners, it was determined that this problem does not affect any of the responsibilities of the Homeowners Association so that we will take no further steps to resolve this situation.
2. 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. Jeff stated that he provided the invoices to Heidi and that he thinks she may have drafted the letter. Susan will follow-up with Heidi.
3. Vent replacements – we have an estimate of approximately \$16,000 to replace vents and other costs related to repairing roof valleys. Jeff stated that the quote is the maximum the vender expects the work to cost – it is likely to be much less depending upon the situation of each roof. After discussion we decided to be proactive in terms of extending the lives of the roofs and to have each non-metal vent replaced and to do the other repairs to the roof valleys that have a problem. Jeff is in charge of getting this work done. We will use the money in our reserve to pay for this project and will need to talk about raising monthly dues. Susan moved to replace all non-metal vents and to repair roof valleys in need of repair; that this work be done by 515 Exteriors; and that we pay no more than \$12,000.00 without further approval by the Board. Rick seconded. Motion passed.
4. Repair status –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 or do nothing. Jeff stated that he had a professional look at the board and was told that it might become a problem but that the professional could not say when that might happen – it might be years from now. After discussion, it was decided to leave it for now.

5. Transfer of \$6,000.00 to the reserve fund – this was done recently. Jeff stated it is his practice to make transfers on a quarterly basis to maximize the amount of money in the reserve because that account accumulates interest.
6. We have been charged \$11,000.00 for the removal of snow in February. This seemed higher than it should be. Jeff stated that given the amount of snow we received and the fact that it was quite wet, he did not believe this amount was inappropriate but he would review our contract with the vender to make sure the bill was consistent with the contract.

Meeting adjourned.

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