

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

May 2, 2024

Bill, Rick, Susan and new member, Tom Sandholm, were present in person. New member Dan Summers was absent.

The Minutes of our last meeting on April 3, 2024 and our meeting with Jeff on April 8, 2024 were approved.

OLD BUSINESS

1. Repairs:

-2801 – loose siding board – Jeff talked to the homeowner and informed her that based upon the opinion of the siding professional who looked at the loose board, the Board has decided not to do anything to the siding at this time.

-2110 – the front door is green which does not match the white door on the adjoining unit. Jeff investigated and determined the problem is the white door – it was never painted and should be green. Jeff will inform the homeowner with the white door.

-2046 – the deck work has been done.

-2108 – the owner had reported a leak in the garage – he had a contractor look at the garage and reports there is nothing the HOA needs to do.

-2713 – owner reported a leak in the vent in a bathroom – the owner has decided to wait and see if the problem remains after the roof vents are replaced.

2. Roof vents and other work to be done to the roofs. At the last meeting, the Board voted to approve repairs to the roofs. We had an estimate of over \$16,000.00 but approved only \$12,000.00. There were questions regarding the estimate. Rick will talk to Jeff to get an updated estimate. The cost of the work will be taken from our reserve account and monthly dues will be raised. The amount of the raise will be discussed at our next Board meeting.

NOTE: After this meeting Rick emailed Board members an updated estimate in the amount of \$14,270.00. All Board members responded that they approved doing the work for that amount.

NEW BUSINESS

1. T-intersection in the alley – ASI trucks have been cutting the turn short and damaging the lawns of homeowners in the area. The Board has discussed this problem in the past to determine if there is anything we can or should do about this. Jeff has attempted to talk to ASI about the problem, but ASI is no longer responding to him. We discussed whether there are further steps we can take or should take. After that discussion, we concluded there is nothing we can/should do because the problem is damage to lawns. According to our Covenants, the HOA's only financial responsibility regarding lawns is mowing them.

2. Mapes demand letter – Jeff drafted a proposed demand letter. We reviewed that draft and determined we would like to edit it and/or draft a new one. Bill will work on that. The draft only addressed the money we paid an attorney to draft the documents needed to file with Polk County to provide notice that the homeowners on Westwood are members of our HOA and the Amendment to the Covenants to include them in the Covenants. We had previously discussed whether or not the HOA had also paid for work to be done to homes that was Kenny's responsibility. Rick will talk to Jeff about this to determine if that occurred and, if so, how much we paid.
3. Annual meeting agenda – we discussed what items need to be included. Rick will draft a proposed agenda to be finalized at our next meeting.

Meeting adjourned.

Next meeting: June 12, 2024 at 5 p.m. in Room B at the Library.