

MINUTES OF THE ANNUAL MEETING OF THE HOMEOWNERS ASSOCIATION

THE VINTAGE COLLECTION AT PRAIRIE TRAIL

Date: July 15, 2025

The meeting was called to order at 6:32 PM. Homeowners were asked to sign in upon their arrival. Actual present households numbered 26, with 6 total proxies, for a total of 32 voting members. A quorum of 84.2% of homeowners was declared.

Minutes from the previous meeting held on July 15, 2024, were reviewed, read, and approved by Susan Stockdale and seconded by Cody Dolinsek. Motion passed.

1. Financial Update: Provided by Jeff Horner. The 2025 budget was reviewed in detail, including the financial status, which included an HOA insurance premium increase with a possible increase for wind/hail deductible from 3% to 5%.
2. Election of Board of Directors for 2025–2026
 - Heidi Heronimus – President
 - Susan Stockdale – Secretary
 - Dan Summers – Treasurer
 - Bill Downing and Tom Sandholm – Members at Large

A motion was submitted by Susan Stockdale and seconded by Dave Gorham. The motion passed with unanimous approval.

3. Monthly HOA Dues: Bill Dunning explained that due to increased expenses, the monthly dues will increase from \$190/month to \$210/month effective September 1. A reminder was given that \$50 of each unit's monthly fee goes toward insurance coverage.
4. Loss Assessment: Heidi Heronimus shared what loss assessment coverage is, what types of assessments are covered when loss assessment is included in a homeowner's insurance policy, and where the coverage is typically located on a declarations page.
5. Snow Removal Service: The board hopes to continue working with Perennial Gardens, which will be confirmed this fall. A snow removal map was shared that identified lots where snow will be distributed.
6. Association Maintenance & Ticket Process: Jeff Horner reviewed the best practices for submitting management company requests. All issues, damage, or repair needs should be submitted through the Buildium Portal. He provided insights into how our association compares to others maintained by his company and reviewed several related matters.

A motion to adjourn was made by Dan Summers and seconded by Dave Gorham. The motion passed. The meeting was adjourned at 7:44pm.

Vintage Collection Annual Meeting Sign-in

2040 SW Cascade Falls Drive	C Build LLC	
2042 SW Cascade Falls Drive	David Gorham	<i>David Gorham</i>
	Sandra Gorham	<i>Sandra Gorham</i>
	Thomas Sandholm	<i>Thomas Sandholm</i>
2044 SW Cascade Falls Drive	Carol Sandholm	
2046 SW Cascade Falls Drive	Janet Eslick	<i>Janet Eslick</i>
	Martin Eslick	
	Askold Klufas	<i>Askold Klufas</i>
2048 SW Cascade Falls Drive	Diana Klufas	<i>Diana Klufas</i>
	Neil Fell	<i>Neil Fell</i>
	Kathy Fell	<i>Kathy Fell</i>
2050 SW Cascade Falls Drive	Kevin Johnson	<i>Kevin Johnson</i>
	Rebecca Johnson	<i>Rebecca Johnson</i>
	Richard Cuddy	
2056 SW Cascade Falls Drive	Richard Cuddy	
2102 SW Westwood Street	Julie Phillips	<i>Julie Phillips</i>





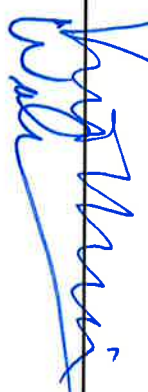
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2104 SW Westwood Street	Linda Larkins	<i>Linda Larkins</i>
	Edward Larkins	<i>Ed Larkins</i>
2108 SW Westwood Street	Frank Rhoades	<i>Frank Rhoades</i>
	Susan Rhoades	<i>Susan Rhoades</i>
2110 SW Westwood Street	Mustafa Mujdzic	
2114 SW Westwood Street	Stephanie Heide	<i>Stephanie Heide</i>
2116 SW Westwood Street	Chelsea Kumbura	<i>Chelsea Kumbura</i>
2120 SW Westwood Street	Kenneth Barrick	<i>Kenneth Barrick</i>
	Carrie Johnson-Barrick	
2122 SW Westwood Street	Dawn Steenhoek	
2204 SW Westwood Street	Debra Hagge	<i>Debra Hagge</i>
2206 SW Westwood Street	Rick Chimienti	<i>Debra Hagge</i>
	Carla Chimienti	<i>Debra Hagge</i>
2210 SW Westwood Street	Ellen Hart-Beckwith	<i>Ellen Hart-Beckwith</i>
2212 SW Westwood Street	Heidi Heronimus	<i>Heidi Heronimus</i>
2216 SW Westwood Street	Lori Pudenz-Wuebker	"
2218 SW Westwood Street	Stacey Hild	

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2601 SW Prairie Trail Parkway	Beverly Rogers	Lisa Summers
	Daniel Rogers	
2603 SW Prairie Trail Parkway	Lisa Summers	Lisa Summers
	Daniel Summers	
2607 SW Prairie Trail Parkway	Cody Dolinsek	Cody Dolinsek
	Bettina Dolinsek	
2609 SW Prairie Trail Parkway	Alison St Germain	Alison St Germain
2611 SW Prairie Trail Parkway	Raymond Bisbee	
	Julie Bisbee	
2613 SW Prairie Trail Parkway	Jay Strosnider	
	Saundra Strosnider	
2703 SW Prairie Trail Parkway	Teresa Thompson	
2705 SW Prairie Trail Parkway	David Strobe	
	Debra Strobe	
2707 SW Prairie Trail Parkway	Patia Binner	Debbie Binner
	Debbie Binner	
2709 SW Prairie Trail Parkway	Sharon Corsello	Sharon Corsello

2103 SW Prairie Trail Parkway	Charles Corsello	
2713 SW Prairie Trail Parkway	Susan Stockdale	
2715 SW Prairie Trail Parkway	Karla Stapes	
2717 SW Prairie Trail Parkway	Brendan Maher	
2719 SW Prairie Trail Parkway	Michael Lewis	
	Rocelia Lewis	
2801 SW Prairie Trail Parkway	Melissa Neal	
2803 SW Prairie Trail Parkway	Bill Downing	
	Carol Downing	

PROXY FORM

Date: 1-14-25

I, RICHARD CHIMIENTI, owner of 2206 SW WESTWOOD ST.
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail, hereby appoint

DEB HAGGE who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association's annual meeting to be held at the Kirkendall Public Library, on or at any continuation of the meeting. I am authorizing the proxy holder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association's annual meeting held on July 15, 2025 from 6:30pm to 7:30pm and will expire at the adjournment of the annual association meeting.

RICHARD CHIMIENTI

Homeowner Printed Name

R. Chimienti
Homeowner Signature

1-14-25

Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 7/9/2025

I, KARLA STAPES, owner of 2715 SW PRAIRIE TRAIL, PKY
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail, hereby appoint

SUSAN STOCKDALE who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association's annual meeting to be held at the Kirkendall Public Library, on or at
any continuation of the meeting. I am authorizing the proxy holder named above to vote and act on my behalf to the
extent that I would be personally present.

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KARLA STAPES
Homeowner Printed Name

Karla Stapes 7/9/2025
Homeowner Signature Date

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PROXY FORM

Date: July 14, 2025

I, Lori Wiebke, owner of 2216 SW Westwood St.,
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail, hereby appoint

Heidi Heronimus who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association's annual meeting to be held at the Kirkendall Public Library, on or at any continuation of the meeting. I am authorizing the proxy holder named above to vote and act on my behalf to the extent that I would be personally present.

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Lori Wiebke
Homeowner Printed Name

Lori Wiebke
Homeowner Signature

7-14-2025
Date

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Ankeny, IA 50023

PROXY FORM

Date: 7-9-2025

I, Melissa Neal, owner of 2801 SW Prairie Trl Pkwy,
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail, hereby appoint

Heidi Heronimus who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association's annual meeting to be held at the Kirkendall Public Library, on or at any continuation of the meeting. I am authorizing the proxy holder named above to vote and act on my behalf to the extent that I would be personally present.

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MELISSA NEAL
Homeowner Printed Name

Melissa Neal 7-9-2025
Homeowner Signature Date

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PROXY FORM

Date: 7-15-25

I, Askold Klufas, owner of 2048 SW Cascade Falls,
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail, hereby appoint

Neil Fell who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association's annual meeting to be held at the Kirkendall Public Library, on or at any continuation of the meeting. I am authorizing the proxy holder named above to vote and act on my behalf to the extent that I would be personally present.

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Askold Klufas
Homeowner Printed Name

Askold Klufas
Homeowner Signature

7-15-25
Date

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PROXY FORM

Date: July 15, 2025

I, Beverly Rogers, owner of 2601 SW Prairie Trail Pkwy,
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail, hereby appoint

Dan Sommers who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association's annual meeting to be held at the Kirkendall Public Library, on or at
any continuation of the meeting. I am authorizing the proxy holder named above to vote and act on my behalf to the
extent that I would be personally present.

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6:30pm to 7:30pm and will expire at the adjournment of the annual association meeting.

Beverly Rogers
Homeowner Printed Name

Beverly Rogers 7-15-2025
Homeowner Signature Date

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