

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

June 12, 2024

Bill, Rick, Susan and Tom were present in person; Dan was present by telephone.

The Minutes of our last meeting were approved.

OLD BUSINESS

None.

NEW BUSINESS

1. Financials:
  - a. Current balances: Operating - \$20,380.85; Reserves - \$56,358.07.
  - b. Upcoming payments: Roof vents - \$14,270.00; Insurance – amount not known at this time – it was \$17,051.00 in 2023.
  - c. Discussed whether we need to increase monthly dues. It was decided to discuss budget and other financials with Jeff and revisit this issue at the July BOD meeting.
2. Mapes demand letter – Susan drafted a demand letter which was reviewed. We need to get details from Jeff regarding the amount paid to our attorney for services that should have been done by Mapes and whether the HOA performed work that should have been done by Mapes which it refused to do – if so, how much did it cost.
3. 2048 landscaping request was reviewed and approved by all Board members.
4. New Board positions – Rick is president; Tom is secretary; Dan is treasurer. Susan will continue as secretary until after the annual meeting in July.
5. Annual Meeting - the proposed agenda was reviewed; we will meet with Jeff to finalize sending notice of the meeting and other documents to all homeowners.
6. Rick will set up a meeting with Jeff to discuss the items noted above.

Meeting adjourned.

Next meeting: July 8, 2024 at 5 p.m.