

MINUTES – Transition Board of Directors – The Vintage Collection at Prairie Trail Townhomes  
July 19, 2023

All members were present in person.

The Minutes of our last meeting were reviewed and approved.

OLD BUSINESS

1. Covenants – The question of whether we want to use the Amended and Restated Covenants previously approved by the Board or the Amendment suggested by the attorney was revisited. Unanimous decision was reached that we use the Amended and Restated Covenants.
2. New process for approval of Covenants – it was decided that because of the multiple HOA's that appear to believe some or all of our Members are also members of those HOA's we would wait to put the Amended and Restated Covenants to the vote of our Members until this situation is sorted out. We will discuss the Amended and Restated Covenants at the Annual Meeting and answer questions. We will need to follow-up on this issue after the Annual Meeting by determining who to talk to about the various other HOA's and whether/how we can leave them.
3. Westwood residences – it was agreed that these residences are part of our HOA; the problem is that Mapes Construction and its attorney dropped the ball in terms of getting the documents signed and filed with the County Recorder as required so that title examiners will know this.
4. Kenny Loder has been contacted and it is our understanding that he and his attorney are investigating what happened at the time these residences were sold. It is our position that they are responsible for correcting the situation.

NEW BUSINESS

1. Email from 2719 to members of the HOA except the members of the Board of Directors – the gist of this email was that Members should not vote to approve the Amended and Restated Covenants; a lot of the email focused on the provision in the covenants that limits the number of long-term rentals to 3 each year. Various options of how to respond to this situation were discussed. It was agreed that we would indicate at the Annual Meeting that we do want everyone to approve the Amended and Restated Covenants when they are put to the vote contrary to any statements/rumors stating otherwise. If the issue of the limit on the number of 1-year rentals is raised, we can suggest an alternative that this can only be done for 2 consecutive years. This alternative will only be suggested if it appears that the

vast majority of the Members present are upset about this issue and want the covenant changed.

2. A request has been made by 2212 to install an irrigation system. Rick moved to approve this request; Bill seconded; motion passed.
3. Amy Montgomery submitted a bill for \$3,702.00 for legal services. Unanimous agreement was reached to approve this bill. A discussion followed regarding the size of the bill and whether we need Amy to continue working for us. Susan moved that we ask Amy to discontinue working on our case until she hears otherwise; Heidi seconded; Motion passed. Rationale: We are satisfied with the documents we submitted to her and want to explore other options for resolving the problem regarding the residences on Westwood (see Old Business #3).
4. Insurance premium – the cost of the insurance carried by the HOA (both policies) will be going up. Our insurance agent checked to see if these policies are available from other carriers at a lower price. They are not. The possibility of increasing our deductible in order to lower the premium was discussed. No final decision was reached.

The next meeting will be on July 24, 2023 at the Library to check out the equipment that will be needed for the Annual Meeting on July 25, 2023.

Meeting adjourned.