

MINUTES – Transition Board of Directors – The Vintage Collection at Prairie Trail Townhomes  
June 21, 2023 (Note: no meeting has been held since May 17, 2023 to give an attorney time to review the Covenants and other documents)

Four members were present in person; Bill was absent.

The Minutes of our last meeting were reviewed and approved as amended by Heidi.

#### OLD BUSINESS

1. A quote has been obtained from I-80 Concrete regarding work on the T-intersection of the alley. Another quote is being obtained from All-Star Concrete.
2. Hudson Property Management – one homeowner is still owed a letter and another is still owed money and a letter. Hudson continues to ignore requests.

#### NEW BUSINESS

1. 2023 Budget – a final proposed budget prepared by Rick was reviewed. Rick moved to adopt the budget; Heidi seconded the motion; motion passed.
2. The remainder of the meeting was spent reviewing the Covenants, By-Laws, and Rules and Regulations received from attorney Amy Montgomery. Alterations to the By-Laws and Rules and Regulations were made. Ms. Montgomery suggested that we amend the Covenants rather than amend and restate them. This suggestion was rejected. The proposed amendments to the Covenants were reviewed and portions of them will be incorporated in the Amended and Restated Covenants previously approved by the Board.
3. Ms. Montgomery did not review the Articles of Incorporation which were provided to her. Susan will review the current Articles to determine if any amendments are needed to that document.
4. Annual Meeting – discussion was had regarding whether we need to change the current date since the documents are not yet finalized. It was decided to keep the current date.

The next meeting will be June 28, 2023 at 5 p.m.

Meeting adjourned.