

MINUTES – The Vintage Collection at Prairie Trail Townhomes Home Owners Association
July 25, 2023

The meeting was called to order at 5:35 p.m. Homeowners were asked to sign in as they arrived – (sign-in sheet attached) - twenty-three (23) units were present in person; six (6) units were present by proxy. A quorum of homeowners was present.

Minutes – There were no questions regarding the Minutes of the February 9, 2023 meeting. Dave Strope moved to approve the Minutes; Susan Rhoades seconded; motion passed.

NEW BUSINESS

1. Heidi Heronimus provided an overview of the work done by the transitional Board of Directors to date.
2. 2023 Budget - Rick Chimienti reviewed the finances of the HOA regarding income to date and the need to accumulate a large reserve so we will have money on hand when it is necessary to replace roofs and paint homes. He related that we will not be able to build a reserve if the monthly dues/assessment stays at \$140; that is why the Board has raised the amount to \$190 per month to be effective August 1, 2023. Questions were asked, answered, and discussed.
3. Rules & Regulations/By-Laws – Heidi Heronimus briefly discussed the Rules & Regulations and then opened the floor for questions regarding them. These questions were discussed and answered. There were no questions regarding the By-Laws.
4. Amended and Restated Covenants – Susan Stockdale described the sources consulted regarding what to include in the Covenants and the decision to amend and restate the covenants. She also stated that no vote would occur at this time because it recently came to the attention of the Board that there may be multiple HOA's that apply to some or all of the homes in our HOA. It was also learned that Mapes Construction failed to ensure that the homes located on Westwood Street have the proper documents filed with the Polk County Recorder to show they are part of our HOA. The Board will resolve these issues before there is a vote on the Amended and Restated Covenants. Questions were then discussed and answered. A main focus of discussion was the provision regarding rental of the homes. Several people present expressed a desire that no rentals of any length be allowed. Although a formal vote did not take place, people were asked to raise their hand if they were opposed to rentals. All present raised their hand. The provision in the covenants regarding rentals will be changed to state no rentals are allowed; this provision will also be deleted from the Rules and Regulations.

5. Voting – the floor was opened for nominations for the Board of Directors. None were received. Written ballots were used for voting on the Board of Directors. The current members were the only persons on the ballot. All ballots received (29 including the proxies) voted for all 5 members of the current board.
6. Jeff Horner – Jeff was present on behalf of the management company hired by the Board of Directors. He reviewed the Buildium website and its components and provided other information regarding the management company and our current vendors for lawn mowing and snow removal. The floor was opened for questions which were answered.

A motion to adjourn was made by Susan Rhoades; Amy Ireland seconded; motion passed.