

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

August 2, 2023

All members were present in person.

The Minutes of our last meeting were reviewed and approved.

### OLD BUSINESS

1. Westwood Lots – Heidi communicated with Kenny and was told to talk to his attorney, Larry Hanley. Heidi sent Larry an email – the response received was that he was on vacation. The Board discussed suing Kenny and/or Larry in small claims court for the cost of legally bringing the Westwood Lots into the HOA if we do not receive a response from Larry after he returns from vacation.
2. Altering Amended and Restated Covenants – The homeowners present at the Annual Meeting stated they did not want any homes rented. A hand-vote was taken and all homeowners voted in favor of prohibiting rentals. Bill moved to alter the provision in the Amended and Restated Covenants regarding rentals to prohibit rentals of any length; Frank seconded; motion passed.

### NEW BUSINESS

1. Election of Board officers – Bill moved to retain the current officers; Frank seconded; motion passed. President – Heidi; Treasurer – Rick; Secretary – Susan.
2. Quote for remaining home repairs – The quote received from our property management company for the home repairs noted in the May inspection is \$800.00. Heidi will check to make sure this covers all of the home repairs noted at that time.
3. HOA dues – update - there was a glitch in the Buildium website regarding the increase in monthly dues effective August 1. It has been corrected.
4. Request from 2102 to install window boxes – consensus reached this request would be approved with the understanding that the resident is financially liable for any damage to the exterior caused by the window boxes and also responsible for removing the window box at the time the exterior needs to be painted. It was also decided that the request and response need to be in writing.
5. Cracked pillar on 2705 – a quote of \$718.94 was received to replace the cracked stone façade on the pillar at 2705. After discussion, it was decided we would like

more information as to the cause of the cracking before approving the repair so the cause can be addressed at the same time, if necessary.

6. Multiple HOA's – Susan continues to research possible HOA's that have included our lots in their covenants and/or articles of incorporation. So far three (3) other HOA's have been located. She will continue to work on this issue.
7. Alleys – Rick will investigate who is responsible for maintenance of the alleys. Prior information was received from the City of Ankeny Public Works Department that DRA Properties is responsible for snow removal. This needs to be verified with DRA.

The next meeting will be on August 9, 2023.

Meeting adjourned.