

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

September 13, 2023

All members were present in person.

The Minutes of our last meeting were approved as read.

OLD BUSINESS

1. Other HOA's that include residences in our HOA – Rick and Frank will talk to Estates at Prairie Trail HOA about ending membership in that HOA. Susan will review the research she has done regarding other HOA's which include our residences and prepare a list of those HOA's and which homes they include – this list will be provided to all Board members. This issue will be included as agenda item at our next homeowner's meeting to provide them with this information. Rick will talk to Matt Hudson regarding the master HOA excluding our residences and inform him we will take responsibility for snow removal of the alley.
2. Amend existing covenants – Amy (atty) prepared a draft amendment to the existing covenants which adds the homes on Plat 6 (Westwood). Susan moved to adopt this amendment and present it to homeowners; Bill seconded; motion passed. The amendment needs to be signed by all homeowners on Plat 6 – they will be informed of the amendment and can come to Heidi's home On Sept. 20 and Sept 26 to sign – a notary public will be present. Any homeowners who cannot come on either date can contact Heidi to set an alternate time and date. A letter to those homeowners providing this information was reviewed, edited, and approved.
3. Remaining repairs – those remaining to be done have been approved. Kenny will be informed of the repairs which are his responsibility via letter and will be informed that if he does not do them, we will get them done and charge him with the cost of those repairs.
4. Alley – one of the homeowners has been taping the sanitation and waste management trucks as they turn the corners and so far the trucks have been able to do so without causing damage to the lawns. After discussion, it was decided to table the issue of whether the HOA needs to incur any cost to remedy this problem.
5. 2022 taxes – Heidi provided the information needed to complete these taxes to Jeff and Jeff will work with the accountant to get the returns completed and filed.
6. 2023-2024 insurance – the premium has been paid for the next year with a \$5000 deductible. This changed the renewal premium from \$22,461 to \$17,055. Location addresses have been updated for the policy and the policy and endorsements will be added to the Buildium site.

NEW BUSINESS

1. Next homeowners meeting – November 8, 2023 at 6 p.m.
2. Snow removal this Winter – Dan at Perennial Gardens met with Heidi and Jeff – he will put orange stakes along the alley; his fee was discussed – he was asked to provide us with a written proposal/letter setting forth his charge for snow removal.
3. Violation update – the homeowners at 2707 were informed the color of their front door violates our rules and regulations. Jeff talked to one of the homeowners to explain why he had taken a photograph of the front door and she became upset. He apologized but we are not sure if the situation has been resolved. One of the homeowners has indicated that she talked to the Ankeny Architectural Board and was told that Board is okay with the color even though it is not one of the approved colors for the Architectural Board. Heidi responded to this information by stating it is not okay under our Rules and Regulations. No response was received.
4. Violation update – Air BnB – the latest information from representatives of the City is that the City does not intend to enforce its ordinance because of a recent State law but it will keep the ordinance. We are not sure what this means but it implies that the City is not going to be doing anything about 2709. After discussion, we decided to send the homeowners a letter after the new covenants are approved stating that we intend to enforce our covenants. They will not be grandfathered in because the short term rentals are illegal under the City ordinance.

Next meeting: October 18, 2023 at 5 p.m.

Meeting adjourned.