

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

September 18, 2023

All members were present in person.

The Minutes of our last meeting were approved with amendments.

OLD BUSINESS

1. SW Westwood St – other HOA's – Rick talked to Matt Hudson regarding the Estates at Prairie Trail HOA and learned that HOA doesn't do the snow removal for our alley. He then talked to Marian White at Cushman Wakefield and learned that DRA Properties is shedding all their HOA's except the one with the master covenants; he also learned they did snow removal in our alley last year. He informed her we will be responsible for snow removal in the alley this year. Precedence HOA was shed by DRA Prop. and has hired a management company from Ames (Triplett). Estates at Prairie Trail has a new Board. Rick talked to the president of this Board, Adam, about getting our HOA released from their HOA. We discussed whether to prepare an amendment to their covenants which would release our HOA and decided to have Rick talk to Adam about this to see if they are interested. We also discussed whether to approach other HOA's which include out lots but decided to table this until we are done working with the Precedence HOA.
2. Amendment to existing covenants – Jeff obtained the signatures of the residents on Westwood to the amendment. It will be put to the vote of the other homeowners at the homeowners meeting. Once it passes, Susan will file it with the Polk County Records Office and be reimbursed by the HOA for the cost.
3. HOA homeowners meeting – November 8, 2023 – an agenda for the meeting was set and will be included in the letter to all homeowners giving them notice of the meeting.
4. Remainder of repairs – we need to check whether any of the repairs done were Kenny's responsibility and charge him for those repairs.

NEW BUSINESS

1. 2024 budget created by PM by Design – was provided to all board members today – we need to review it before discussing it.
2. Violation update – the signs and decorations put on several lawns have been removed/moved so the lawns can be mowed. The door that was in violation has been painted and is no longer in violation.

3. We discussed whether we are required to inform person wanting to buy a lot that is a part of our HOA of our covenants and rules. We decided it is not our legal responsibility to do so
4. Air BnB – the owners of that lot sent an email stating their intention to continue to rent that residence on a short-term basis. It was decided to let Jeff talk to the owners after the new covenants are approved.
5. FYI – this Friday will be the last time the lawns are mowed this year.
6. A landscaping request was received from 2116 via email between our last meeting and this one. All board members approved that request via email prior to this meeting.

Next meeting: TBD

Meeting adjourned.