

Prairie Lakes Condominium meeting

April 21, 2016

Attendance: Brandon Zuercher, Nicole Beacon, Brooke Ireland, Caroline Hayes

Meeting commenced at 6:00pm at 1620 NW Prairie Lakes Dr unit #8

Dryer Vents: Given the lack of collection on seven vent cleaning assessment of \$28 the board proposes that a letter is sent to owners stating that the Rules and Regulations mandate that vents are cleaned every two years. The special bulk rate is to every owners advantage however should an owner have a receipt showing vents have been cleaned in 2026 they will be skipped and not charged a fee. However, failure to pay the fee or produce a receipt is viewed as a violation and subject to a fine. The most convenient means of collecting the biannual fee is via ACH transfer. The board asks Steve if this is possible.

Bird Menace: The annual influx of swallows have returned. Individual owners will combat as they deem necessary however, Brooke suggested a net might prevent nesting in the dryer vents. The vent cleaners might have a solution.

Parking: The same abusers of the visitors parking have been identified. While owner assigned parking spaces should be policed by owners the HOA is responsible for the abuse of the visitor's spaces. Infringement exceeding 24 hours will be noted and reported for towing.

Snow Removal: no issues Keep up the good work but is there a means of identifying the curbs to avoid the damage that surfaces each Spring?

Insurance premiums: Nicole floated an idea of diversifying insures to help spread the cost of a catastrophic event. The board is unclear if a lower rate could be achieved by carrying separate coverage over the buildings and garages

Capital Account: Steve suggested that an increase in mandatory capital deposit is required by Fannie Mae for future real estate loans. More clarification is needed to proceed

Bug Man: The board recommends that a HOA pay for spraying in the fall when spiders are at their peak

Fiber Optics: Brandon will continue to pursue the feasibility of connecting Fiber Optics via Metronet to Prairie Lake residents

Deck replacements: While the decks are the owners' responsibilities, Nicole asked if anyone knows a "Deck Guy" to contract the replacement of deteriorated decks

Sprinkler alignment: Brandon noticed last summer that sprinkler were watering the cement and need alignment

Power Wash: Brook asked if garages as well as buildings are power washed