

Prairie Lakes Condominiums

Regular Board Meeting - February 26, 2025

Meeting held at Wig & Pen

Board members in attendance: Brooke Ireland, Caroline Hayes, Melissa Dagel, Nikki Bacorn, Brandon Zuercher

Also present: Property Manager, Steve Gulling

Meeting called to order at 5:35 p.m.

Quorum was established

Minutes from previous regular board meeting held Aug 26, 2024 were read and approved

Current Financial Report was presented by Steve Gulling, Property Manager

- West Bank Community Checking \$26,285
- West Bank Money Market \$30,476.02
- West Bank Money Market Business \$51,085.14

Brooke motioned to approve financials, Nikki seconded the motion, financials were approved

Old Business

- Frozen Water Line:
 - Steve summarized the January 22, 2025, frozen water line damage in 1623. Due to the gas being turned off in unit #2 last August the freezing temperatures caused the sprinkler pipes to burst. Unit #6 was severely damaged and uninhabitable for the past month. Units #3 and #7 were also in need of repair. The owner of Unit #2 was held responsible for all damage compensation.
 - Steve discussed possible preventive measures to avoid a recurrence of frozen pipelines.
 - The board agreed to add the following to the Rules and Regulations:
“You are required to maintain your heat all winter long at a reasonable temperature to keep all water lines from freezing or you will be held responsible for damage to other people’s units if pipes burst.”
 - Steve will check on the necessity of having vents in the bulkheads of the upper units to allow heat to reach the sprinkler units in severely frigid weather.

New business

- Steve explained the process of charging \$25 for checks or ACH’s that do not clear to compensate him for bank fees that occur
- Elite Property Maintenance’s prices for mowing snow removal have increased drastically. Steve brought a bid from Selby Landscapes for mowing and snow removal. Selby can

perform the mowing and snow removal for substantially less and come highly recommended.

- Caroline made a motion to switch to Selby Landscapes and Nikki seconded the motion.
- Caroline said three curbs have disintegrated and require repair. This will be addressed in the Spring Walk Through
- Nikki said the garbage corral motion lights are not operational. Steve will look into this.
- Nikki asked that the snow removal service clear off the snow on the garbage lids so they can be lifted after a heavy snow. Steve will talk to the contractors.
- Nikki asked that replacement scoops be left in the salt buckets.
- Caroline and Nikki asked for the key to the bulletin board so Prairie Lakes notices can be posted by the mailboxes.

Motion to adjourn the meeting was made by Caroline and seconded by Melissa. Meeting was adjourned at 6:35