

Prairie Lakes Condominiums

Annual Board Meeting - September 30, 2024

Meeting held on site of Prairie Lakes Condominiums

Board members in attendance: Brooke Ireland, Caroline Hayes, Melissa Dagel

Also present: Property manager Steve Gulling

Brooke called the meeting to order at 6:07 p.m.

Annual meeting minutes from the previous year were approved

- Caroline made the motion to approve
- Seconded by LuAnn Plymesser
- All approved and motion carried

Financials/Balance Sheet

December 31, 2023 were presented

Total Checking/Savings \$98,794.63

Total Accounts Receivable (\$395.05)

Total Current Assets \$98,399.58

Current Balance Sheet as of September 12, 2024

Total Checking/Savings \$88,139.37

Total Accounts Receivable \$1,279.75

Total Current Assets \$89,419.12

The board shared that work was done on the following projects:

1. Concrete replacement in the parking lot
2. Repaired 220 line to a garage
3. Fixed underground irrigation system in one area
4. Added more security cameras
5. Put up a motion light by the mailboxes
6. Repaired 1602 siding and leak issue

- Motion to approve financials by Lois Mc Intire
- Seconded by Diane Weldon
- All approved and motion carried

Homeowners Concerns

1. There was a question about what can be seen with the cameras. Steve showed the homeowner with his phone what was visible and what was not visible.

2. Gap between balcony and building 1632 where a snake was seen. Steve said he'd look into pest control.

3. Leaking gutters at building 1632. Steve instructed the homeowner to fill out the forms on the website to request work on the gutter.

4. Wondering if the dumpsters can be power washed or cleaned in some way. The smell is overpowering at times.
5. Wondered if light can be put on dumpster areas. The light by the mailboxes was much appreciated by many.
6. It was mentioned that some areas of the lawn may have been missed by the lawn care company and grass was not cut for a couple of weeks. Steve will request more information from the company and ask about GPS information from their mowers to make sure all areas are being cut. If other concerns about lawn care arise, Steven requested that the maintenance form on the website be submitted.

7. Snow removal was discussed and some people felt that it wasn't cleared quickly enough. In the future, snow removal will include the stairs. People were reminded that there were a couple of times where the snow removal company needed to give their staff time to rest due to the nature of the storms last winter..
8. If you see people off the street using their dumpsters, let Steve know the time you witness it. He can then look at the cameras and run license plates to charge the offenders.
9. Residents at 1636 were wondering about getting more recycling bins. Another member offered to give them one from their building.
10. Residents requested more landscaping behind some buildings by the pond and suggested some lilac bushes. Steve instructed people to put in a maintenance request for this work.

Old Business

This was covered in the discussion about the owner's concerns.

New Business

Residents were reminded to get HO6 added to their Homeowner's Insurance to cover in case there is an unexpected assessment in the future.

Board Election

Volunteers included Nikki Bacorn (new), Brandon Zuercher (new), Brooke Ireland (returning), Caroline Hayes (returning), Melissa Dagal (returning). All volunteers were voted in as board members.

Meeting was adjourned at 6:53 p.m.

Motion to adjourn by Melissa Dagal

Seconded by Caroline Hayes