

Prairie Lakes Condominiums General Board Meeting

Sept. 27, 2022

Albaugh Senior Center

6:00 p.m. - 7: 20 p.m.

Board members in attendance: Brooke Ireland, Caroline Hayes, Melissa Dagel, Joel Greenwald, and property manager Steve Gulling

The board met to follow up on items and discussions that were remaining after the July annual meeting. The following decisions were held and decisions made:

1. Kids playing in the road driveway and parking area has been a concern of members for about a year. Our Rules and Regulations state, "**Child Safety:** Children must be accompanied by an adult while playing in common areas."
  - a. It was decided to put up signs at each entrance to the complex that say "Slow: Children at Play" to caution drivers to slow down and be aware of children.
2. The board requested that Steve look into repairs for the following items:
  - a. Building 1602 Unit 2 - Check on wire coming out of the side of the building
  - b. Crumbling concrete on the curbs, especially by the mailboxes - Get estimate for repair next spring
  - c. Building 1632 - Broken railing on stairs that needs repair for safety reasons
  - d. Building 1636 - Corner will be repaired with foam and painted
  - e. Soffits and corner boards could use repair
  - f. Building 1606 - Damaged screen is owner responsibility but due to the owner being unavailable, Steve will take care of removing it.
3. Dryer vent cleaning needs to be done per Rules and Regulations. Steve will send a letter to owners to let them know this will be done by Supreme Dryer Vent Cleaning. It will cost \$30 per unit to be paid by check made to Prairie Lakes HOA. All board members approved this decision.
4. Financials and dues evaluation shows we are starting to fall behind \$1.22 per unit after paying bills each month. After discussion it was approved by unanimous vote to increase dues \$25 dollars more per month starting Jan. 1, 2023. This will bring the total monthly dues to \$160 per month.
  - a. Steve will send a letter to owners to let them know ahead of time and that if dues are paid by ACH nothing has to be changed.
5. Dumpster area in the middle section, north side, is reported to be in need of cleaning. This is typically done every few months. If residents notice people leaving items in the dumpster area or if they see non-residents using our dumpsters we need to contact Steve and he can check the cameras and bill people as needed. IF possible it is suggested to close the gates to keep the area out of view and so that the area looks nicer.
6. The board was informed that both Steve and Brooke (president) have the authority to write checks for the HOA. During this discussion it was also shared that we are not bonded but we do have insurance to cover financial fraud if necessary.
7. The next meeting is tentatively scheduled for February at a date that has not yet been determined. If the board needs to meet in the future they decided it can be done via Google Meet.