

Prairie East Fifth Association
Homeowner Annual Meeting Minutes
May 21, 2015

The meeting was called to order at 7:00 pm by Board president, Cory Miller.

Board members present: Cory Miller, Tim Nelson, Carol Wach, Amy Dresch and Dick Bates.

Also present was Lori Waltzer, Association manager.

Homeowners present or by proxy: 33 homes were represented at the time the meeting was called to order. One additional homeowner arrived after the meeting was called to order.

Secretary's Report: It was moved by Stu McGovern (10384 Balsam) and seconded by Barb Stelling (10371 Balsam) to accept the minutes of the May 15, 2014 Annual Meeting as presented. Motion carried.

Treasurer's Report: Amy Dresch reported at March 31, 2015 there was \$280,000 in the operating accounts and reserve accounts. The 2015 Budget was included in the homeowner packets. The books for 2014 were audited by CPA office Michael Murphey. 2013 the CPA firm reviewed the books.

President's Report: President reported top achievements for 2014 as follows:

- Held monthly board meetings as scheduled
- Completed the Spring 2014 walk-through of the Association property by Board members in May noting deficiencies and safety issues to be addressed
- Repairs to the property in 2014 as results of the walk through, \$ 7,492.58
- Trimmed and thinned trees, removed and replaced dead trees and shrubs as needed costing \$15,568.72
- Installed gutters and downspouts at a cost of \$25,285.00 to prevent ice on driveways and preserve wear on the driveways
- Renewed the Association's 2015 insurance coverages at a cost of \$33,097.00 compared to \$25,488.00 for 2014
- Issued demand letters for delinquent Association Dues during the year as needed. Filed foreclosure notices for unpaid dues as needed.
- Monitored past due accounts and foreclosures of association members. As of April 20, 2015 the balance of past due receivables was \$909.30.
- Issued and collected fines to various Association members for rule infractions
- Financial statements for 2014 were audited by the accounting firm. Signed a two year contract to control costs.
- Completed the 2015 Budget for the Association
- Completed and reviewed the Cash Reserves requirements
- Issued Newsletters to members during the year
- Continued the Associations website in 2014 www.neighborhoodlink.com/Prairie_East

Elections: There were no nominations from the floor to add anyone to the ballot. Dorothy Fuss (10316 Balsam) moved to close the nominations and accept the slate of nominees as presented. Karen Huey (10387 Balsam) seconded the motion. Motion carried. Dick Bates was re-elected to the board of directors.

Old Business:

- Edges of Driveways – Stu McGovern reported that homeowners cut the corner and drive over the lawn when entering the driveways. He would like to see the board come up with a solution to prevent cars from driving over the lawns. The board will look at the areas during the walk through. One suggestion was to extend the aprons when the driveways are replaced.
- Lawn Care – Lori will remind Miller Maintenance to leave the grass longer during periods of dry weather.

New Business:

- Dead Pine Tree. Dan Dumonceaux (10382 Balsam) reported a dead pine tree across from him. The board will look for it on the spring walk around.
- Two Satellite Dishes – Stu McGovern reported his neighbor has two satellite dishes installed on the roof.

Homeowner Open Forum:

- Homeowners questioned when was the last time painting was done at Prairie East. The board thought it was about three years ago. The board will look at trim/windows/garage doors to see if any painting needs to be completed.
- Linda Peterson wanted to know if any homeowners are replacing windows and if homeowners could get a group rate. Lori will put this in the newsletter for homeowners to contact her if they are planning on replacing windows this year.

Call for adjournment at 7:40 pm. Motion by Stu McGovern and Barb Stelling seconded. Meeting adjourned.