

Prairie East Fifth Association
Homeowner Annual Meeting Minutes
May 19, 2016

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

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

Also present was Lori Waltzer, Association manager.

Homeowners present or by proxy: 30 homes were represented at the time the meeting was called to order.

Secretary's Report: It was moved by Dorothy Fuss (10316 Balsam) and seconded by Barb Stelling (10371 Balsam) to accept the minutes of the May 21, 2015 Annual Meeting as presented. Motion carried.

Treasurer's Report: The reserve (or capital replacement) plan was discussed and the financial statements for 2015 and YTD through March 2016 were sent in the homeowner packet prior to the meeting. Jan Bohlken (10347 Balsam) moved to accept the treasurer's report. Barb Stelling seconded. Motion carried.

President's Report: President reported top achievements for 2015 as follows:

- Held monthly board meetings as scheduled
- Completed the Spring 2015 walk-through of the Association property by Board members in May noting deficiencies and safety issues to be addressed. Repairs to the property in 2015 as a result of the walk through totaled \$3,537
- Trimmed and thinned trees, removed and replaced dead trees and shrubs as needed costing \$8,480.83
- Renewed the Association's 2016 insurance coverages at a cost of \$34,072.43 compared to \$33,097.00 for 2015
- Issued demand letters and filed foreclosure notices for delinquent or unpaid dues as needed.
- Monitored past due accounts and foreclosures of association members. As of April, 2016 the balance of past due receivables was \$2,055.
- Issued and collected fines from Association members for rule infractions
- Financial statements for 2015 were reviewed by the accounting firm.
- Completed the 2016 Budget for the Association
- Completed and reviewed the Cash Reserves requirements and the Capital Reserves needed for future years
- Issued Newsletters to members during the year
- Continued the Associations website in 2015 www.neighborhoodlink.com/Prairie_East
- Investigating the installation and maintenance costs for a sprinkler system for the Association
- Searched for a replacement for the open Board position without success
- Signed a two year contract for property management services with Waltzer Enterprises

Elections: There are three board positions open. Two for a three year term and one to fill an absent position for two years. Rose Gebo (10367 Balsam) nominated Dorothy Fuss (10316 Balsam). Barb Stelling moved to close the nominations and accept the slate of nominees as presented. Rose Gebo seconded the motion. Motion carried. Cory Miller and Tim Nelson were re-elected for a three year term and Dorothy Fuss will fill the open position for a two year term.

Old Business:

- Landscaping – Barb Stelling wanted to know what kind of bush was planted by her home. Lori will check into it and get back to her.
- Parking permission – Rose Gebo requested special parking permission for the homeowner to park in the middle area by the tree to accommodate the extra car. The board has denied that request.

New Business:

- Window/Door Replacement – the board is looking at quotes to put a package together as in past years
- Sprinkler System – the board is looking at the possibility of installing an irrigation system. The quotes range from \$93-118,000 for installation.

Homeowner Open Forum:

- Storage of gas grill at 10345 by the front steps was noted.
- 10377 Balsam – homeowners questioned if the grill on the deck is a charcoal or gas grill. Lori will check this out and report to the board.
- Homeowners reported there is known drug activity at the Prairie East park. Lori will note this in the summer newsletter. If any homeowner sees any suspicious activity, they should call the police. The police have stepped up patrols in the area.
- 10360 Balsam reported loose boards on the deck
- Barb Stelling reported she is missing one bush in her area.
- Homeowner at 10367 Balsam Lane wanted the board to grant an exception to the parking regulations for the renters at 10365 Balsam Lane. The board denied the request.

Call for adjournment at 7:50 pm. Motion by Barb Stelling and Karen Huey (10387 Balsam) seconded. Meeting adjourned.