

PRAIRIE WOODS

HOA Meeting Minutes

Meeting: ____ Regular Board Meeting – July 20, 2016____

Next Regular Meeting Date: _ TBD__

ATTENDEES:

President: Scott Kochaney Vice President: Jason Geist

Treasurer: Meg Natkze Special Projects: Neil Zamet

Secretary: Brian Rugg

Three residents (2 properties) were also in attendance

LAST MEETING MINUTES WERE DISCUSSED AND APPROVED

Welcome

President explained the meeting format to a new resident

Open Session

The board moved into the Open Session.

At their request, Steven and Betsy Nardi addressed the board and asked that the discussion be entered into the minutes. The discussion was as follows:

- Betsy notified the board that they oppose the removal of their mailbox.
- Betsy contended that there was no vote taken to replace mailboxes, and that the board had no authorization to do so.
- Betsy requested all communications related to the decision to replace mailboxes, as well as a record of any vote taken to do so.
- Betsy suggested that the board is in violation of HOA covenants regarding this matter.
- Betsy and Steven requested a written response from the board regarding their concerns.
- Betsy and Steven let the board know that they would have been willing to work with the board if only there had been better communication, and that they would like to reduce tensions between themselves and the board.
- The board President responded in agreement that the board could have handled this issue with better communication, and stated that the board had no malicious intent in taking its actions and that the board has no agenda against any resident.
- The President agreed that the board would draft a response, and stated that because of the nature of the Nardi's request that board would have to have the response reviewed and approved by the board's legal counsel before sending it to the Nardis.

Previous Business

Secretary

Cloud storage – done, using Google docs

Option to use electronic billing

- Two residents responded, one said yes, one said no
- Discussion that not worth it, residents have other options
- Brian motion to close the issue, Jason, Meg seconded
- Board may reopen this issue in the future

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Trees to be replaced

- Village will replace trees – they are focused on Ash trees
- Village moving slowly, Kenneth James left money and village confirmed they still have it
- Board will go to village and ask again; check on status and see if it makes sense to identify the worst trees and have them removed
- Board will inform residents in September newsletter; if possible allow residents to approve removal

Take pictures of flowers at entrance, put on website

- Not done yet, haven't had a nice looking day
- Scott and Jason have been watering every other day
- Need to update list of board members on Website, add Jason, remove Lisa
- Update meeting schedule on website

Treasurer

- Call in about tax extension, no word yet, Meg to follow up
- Changing bank, will be done in August, move to Fifth Third

Projects at Large

- Burn option for ponds – closed.
- Debris will be moved in 2017
- Street light out, emergency gates, Neil contacted village but got no response
- Landscaper is sending monthly bills, issue closed
- Arm of mailbox post is extremely loose at 2324 Fen View, Neil will investigate and repair
- Replace sign posts by the ponds, sign is missing on Arbor side – vandalism; Neil to look for the sign, Jason has three new posts

VP/President

- Amendments official signed and documented with the county
- Email addresses have been updated
- Planting/landscaping committee has been formed and did its first planting
- Work with KSN to change contract for upcoming year; decided to maintain current level because we spent less over-all vs. using those same services ala carte; will stay at current level through county assessments to take advantage of group representation to reduce property taxes

Motion to change meetings to Thursday Nights (Neil, Meg seconded)

- Next meeting September 22
- November meeting on 11/17

NEW BUSINESS

- Resident mentioned home for sale sign missing after landscapers mow, Neil to follow up with MAC landscaping

Signs

- New signs to publicize meetings; Meg has some;
- Suggestion for announcement area at entrance to neighborhood – some way to notify the neighborhood of events, meetings, etc.
- Suggestion to add a sign to entrance of Arbor side, something to indicate that it's Prairie Woods

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- Professional signs to promote website; something that says “check the website for important announcement” etc.; intent is to draw attention to meetings, announcements etc. without having to create new signs each time

Hovnanian

- Have not removed storm drain covers; need to inform them that if they don’t remove storm drain covers we will and then bill them;
- Need to add new mailbox posts for new houses;
- Meg and Jason to contact them

Tax Appeal

- Scott to coordinate with KSN
- Will probably require special mailing

Resident Communications

- Jason to take over resident communications as VP

Website

- Brian to look into possible change of hosting

Picnic Planning

- Need to update website to call for volunteers
- Jason will assemble committee; to contact Liz, Maggie, Tori, Jeanice, Amy (bouncy house), Lynette, Renee (food) to possibly volunteer; to be organized by middle of August
- \$500 budgeted for picnic per annual budget

Fall Planting

- Planting committee suggested planting mums on the Arbor side; budgeted funding was used up for Meadows side
- Motion to budget \$200 for plantings on Arbor side (Meg, Neil seconded); committee will manage

Keep Website Updated

- Agendas in advance
- News
- Meeting minutes
- Announcements

Special Mailing

- Tax appeal info
- Picnic

Review of board calendar

- Moved progressive dinner to Feb/March

September Newsletter

- Update on beautification committee
- Warning about ticks
- Snowman contest
- Thanks for Picnic committee
- Upcoming meetings
- Reformat newsletter

New Residents

- 127 and 137 Fen View; board was not notified by Hovnanian, Meg will follow up on status of

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dues

- William Ryan purchased a lot and needs to start paying dues, Meg to follow up

Board went into Closed Session

Board ended Closed Session

The meeting was adjourned.