

PRAIRIE WOODS

HOA Meeting Minutes

Meeting: February 9, 2022

Next Meeting Date: April 13, 2022

ATTENDEES:

- ✓ President: Renee Shopp ✓ Vice President: Deena Krieger ✓ Treasurer: Scott Kochaney
✓ Secretary: Rich Aguliar ✓ Special Projects: Jason Geist ✓ Residents (3)

UPCOMING BOARD MEETING DATES

APRIL 13, 2022 (ELECTION)			
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OPEN MEETING (6:33 PM)

SILENCE PHONES - CALL TO ORDER - MEETING MINUTES REVIEW

APPROVE MINUTES FROM LAST MEETING: YES (UNANIMOUS)

- THERE WAS A QUESTION ABOUT THE TREASURER'S SECTION REGARDING THE PROCEDURES FOR COLLECTING DELINQUENT ACCOUNTS. TREASURER KOCHANY STATED THAT KSN APPROVED THE PROCEDURES, BUT HE WILL VERIFY AGAIN WITH THEM.
- MOTION TO APPROVE DECEMBER MINUTES BY JASON GEIST
2ND BY DEENA KREIGER
MOTION PASSES (UNANIMOUS)

PRESIDENT

- Pulte Homes- To date five (5) homesites have been sold. Seventeen (12) are still available.
- KSN did not recommend a new resolution regarding the reserve study.
- The annual Board Election will be held at Prairie Woods Park with the understanding that shelter will be available in the event of inclement weather.
- A separate mailing will be sent out to residents seeking candidates for three elected positions on the HOA Board.
- President Shopp confirmed that she will not be seeking reelection in the upcoming election.

VICE-PRESIDENT

- NOTHING TO REPORT AT THIS TIME

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TREASURER

- PROVIDED AN EXPLANATION OF THE FINAL **2021** BUDGET WHICH HAS BEEN CLOSED.
- YTD BUDGET WILL BE FORWARDED TO THE SECRETARY FOR POSTING TO THE **HOA** WEBSITE.
- ONE-THOUSAND DOLLARS (\$1000.00) WILL BE TRANSFERRED TO THE RESERVED FUND EACH QUARTER.
- VENDOR 1099 INFO WILL BE SUBMITTED BY **02/16/2022**.
- PROPOSAL: A ONE-TIME TRANSFER OF TEN-THOUSAND DOLLAR (\$10,000.00) TRANSFER OF FUNDS FROM THE **HOA** OPERATIONS ACCOUNT TO THE RESERVE ACCOUNT.

MOTION BY RICH AGUILAR FOR A ONE-TIME TRANSFER OF TEN-THOUSAND DOLLAR (\$10,000.00) TRANSFER OF FUNDS FROM THE **HOA** OPERATIONS ACCOUNT TO THE RESERVE ACCOUNT.

2ND BY JASON GEIST

MOTIONS PASSES (UNANIMOUS)

SECRETARY

- REQUESTED IDEAS OR SUBJECT MATTER FROM BOARD MEMBERS AND RESIDENTS FOR INCLUSION IN THE **HOA** NEWSLETTER.
- SUGGESTED INCLUSION OF AN INVITATION TO THE 1ST ANNUAL PRAIRIE WOODS GOLF OUTING IN THE **HOA** NEWSLETTER.

DISCUSSION: THE INVITATION HAS TO MAKE IT CLEAR THAT THIS IS NOT A FUNCTION SPONSORED BY OR PAID FOR BY THE **HOA**. IT IS STRICTLY VOLUNTARY AND PARTICIPANTS WILL BEAR THE ENTIRE COST OF THE EVENT.

- THE **HOA** WEBSITE IS UP TO DATE AND HAS ALL **2022** ELECTION FORMS POSTED WITH THE EXCEPTION OF ABSENTEE BALLOTS WHICH CANNOT BE INCLUDED UNTIL IT IS DETERMINED WHO THE CANDIDATES ARE.

SPECIAL PROJECTS

- SR JACOBSEN IS IN THE PROCESS OF COLLECTING BIDS FOR THE TREE REMOVAL ON THE ARBOR SIDE OF THE SUBDIVISION.
- THE MAILBOX POST WHICH WAS STRUCK BY A VEHICLE IS UNREPAIRABLE AND NEEDS TO BE REPLACED. THE CURRENT REPAIR IS A TEMPORARY REPAIR. NEW PARTS WILL BE ORDERED. THE POST WILL BE REPAIRED WHEN PARTS ARE RECEIVED AND AS WEATHER PERMITS.
- A REMINDER NEEDS TO BE INCLUDED IN THE **HOA** NEWSLETTER THAT RESIDENTS ARE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS IN FRONT OF THEIR RESIDENCES (SNOW REMOVAL).

NEW BUSINESS

- NO NEW BUSINESS.

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OPEN FLOOR FOR QUESTIONS/COMMENTS

- **RICH AGUILAR COMMENT:** STATED THAT A PULTE GENERATOR ACROSS FROM HIS HOME HAS BEEN RUNNING CONTINUOUSLY FOR NINETY-SIX (96) HOURS.

BOARD RESPONSE: THE CONTACT PERSON FOR PULTE WILL BE NOTIFIED.

- **STEVEN AND BETSY NARDI COMMENT/CONCERN:** THE NARDI'S BELIEVE THAT THE RESERVE FUND NEEDS TO BE PROTECTED BY RESTRICTING THOSE FUNDS FOR ONLY RESERVE EXPENSES.

BOARD RESPONSE: THERE WAS AGREEMENT THAT THESE FUNDS SHOULD BE USED ONLY FOR RESERVE EXPENSES BUT NOTED THAT THE HOA ATTORNEYS DID NOT RECOMMEND A NEW RESOLUTION TO RESTRICT THE RESERVE FUNDS. THE NARDI'S WERE ADVISED TO SUBMIT A COVENANT OR BY-LAW PROPOSAL TO THE HOA BOARD FOR CONSIDERATION.

CLOSED SESSION (7:36 PM)

MEETING ADJOURNED (8:11 PM)