

Courtyards at Prairie Fields Condo Association 4th Quarter Board Meeting was held on 12/09/2021 at 6:00p at Harvest Market Champaign.

Board Members present: Teresa Morgan, secretary, Dale Hanson, V. P., and Kate Hewerdine, president

Others present: Laura Reynolds & Doug Short-106 Essex #8, and Jana White-103 Portsmouth #5

Absent Members: Amy Rohrer, June Hansen, treasurer, and Uttam Roy

Secretary read minutes from last meeting.

Old Business:

1. Concerns re: roof repairs, it has been an on-going process and the board has been awaiting appraisal and insurance agreement prior to proceeding with repair versus replacement of roofs, no progress since last meeting. Owners are asking how long this is going to take? The board could not comment on this, will need to consult Amy as to time frame on resolution of this matter.
2. Progress on Balcony supports, Dale reports that when he spoke with D&G Painting re: this project, he was told that there was a problem with a permit and that "the Village stopped any further work until this is resolved". The footings have been poured and the poles have been ordered. Dale will keep board members advised of progress.
3. Doug Short reports that the "dead bird issues have been resolved".
4. Dale and Doug also reported that they are still working on resolution of the outdoor lighting issues and feel that they are close to completing this project.
5. It was discussed that there have been issues with lawncare and snow removal in the recent past and a motion was made by Dale that we get bids from other companies prior to signing new contracts with current companies, to see if we could possibly find a company that would do both services and it was seconded by Teresa and Kate. Kate reports that current company is to begin clearing the property after 2 inches of snowfall.
6. Kate reports that she does have "ice melt" available for any owners, they can contact her at 217 722-3915 (106 Essex unit 7).

Old Business not discussed at this meeting:

1. Spring projects:
power washing, landscaping projects, and driveway cracks/concrete settling.

Open discussion:

1. It was brought up that there are no "No Parking signs" posted on Portsmouth "even though there are signs posted on every other street", Dale and Doug agreed to look into this.
2. Owners request clearer financial statements. Financials are very difficult to understand, "could they be simplified or made easier for everyone to understand?" the board will ask Amy and June to assist with this if possible.
3. Request was made for the Board to look in to updating the website and adding software that would allow owners to make their payments electronically. The board did advise that this was looked at in the past but agreed to revisit this idea and see if the barriers of the past are no longer a problem.
4. It was brought up that some owners are having issues with the Weather stripping around the Garage Doors, the board did not comment on repairs for this at this meeting.
5. Courtesy reminders need to be updated and sent out; renters appear unaware of these; reminders need to be added to watch your speed within the confines of The Courtyards, people are driving too fast, trash must be in your blue container other items sat out around the container will not be picked up, picking up after your pets is still an issue. It was questioned if the apartments have been asked to respect the property and our common courtesy requests? The board cannot comment on the Apartments rules and regulations.

Meeting was adjourned.

Next meeting date was not decided prior to adjournment.