

Courtyards of Prairie Fields Condo Association 4th Quarter Meeting was held Saturday December 3rd at the Savoy Recreation Center at 9:00a

Board members present:

Kate Hewerdine, President
Dale Hanson, Vice President
Teresa Morgan, Secretary
Marsha Clark
Uttam Roy

Others present:

Amy Rohrer, bookkeeper
Elizabeth Moore (104 Essex unit 6)
Laura Reynolds (106 Essex unit 8)
Tom and Jana White (103 Portsmouth unit 5)
Steve Brown (103 Portsmouth unit 2)

Meeting was made available on Zoom by Marsha Clark, no participants joined.

The meeting was brought to order by Board President Kate Hewerdine.

Old Business

1. Update from Steve McCann re: roof litigation: There is no exact timeline. I would anticipate we should know the judge's ruling as to whether or not the appraisal finalized the matter in 3-4 months. If we are able to overcome that motion, and the judge does not dismiss the case based on the appraisal, then we will enter into the discovery period, which will take another 6-9 months (depending on experts). The trial is tentatively set for 10/30/2023, but there is a potential to settle before if we are able to overcome the forthcoming motion. That is as definitive of a time frame as I will be able to give until at least after the judge rules on the forthcoming motion, which again, will be in 3-4 months. I will let you know as soon as new information comes to light.

But he says that it would not impact the decision if we were to start with repairs/replacement of roofs.

2. Fire Hydrant Update, the board recently were made aware that Fire Hydrants (3 on the property) are flushed once a year and that the cost will need to be covered by the HOA, this will be added to maintenance budget. Lighting is also required at the site of the hydrants, so the carriage lights will be kept and maintained by Ameren.

3. On-line portal for payment of dues has been researched and can be made available at a cost, an email was sent out asking how many owners would like to use this option? advising that the owners wishing to participate would be responsible for the entire cost (can be billed on quarterly billing statements). The board will await responses.

4. Exterior repairs/painting was discussed, and it was decided that the board needs to distinguish what are HOA responsibility and Owner responsibility re: these repairs.

5. Kate announced that the board is always open for discussion/suggestions for small maintenance/repairs and that she has salt available for any owners that would like to have a supply.

We do have a new snow removal company this year, Millikan Masonry has been contracted for 2023.

New Business

1. Displaying of Flags. There is no Policy for Flag display, Dale did draft an example of Flag Regulations and submitted them for review by all present and after discussion it was decided that unless there are objections to anyone's flag displays, we would not need to implement any specific regulations.

2. Financial Update: Profit/loss report, balance sheet, and proposed budget for 2023 were presented. There were some concerns re: the purchase of 2 Charles Schwab CD's, but Dale explained that our money is secure and accessible if needed and will make good interest.

3. It was brought to the board's attention that repairs made by Rector Construction to 106 Essex unit 8 were not successful, homeowner reports that she still has leak in her bathroom ceiling. We advised the homeowner that she should contact Rector Construction and ask them to return and complete the repairs.

Open Discussion

Concerns about paint repairs and determination of responsible payor was again discussed and Marsha Clark agrees to make a list of common elements (HOA) and owner responsibilities.

Owner upset re: fines for trash bins left out of garages

Discussion re: lawn care and landscaping, owners advised that we are accepting bids for 2023 and hope to find a new service, mulch will be used again in the spring.