

**Courtyards of Prairie Fields Condo Association**  
**3<sup>rd</sup> Quarter Meeting Minutes**  
**Meeting was held Saturday September 9<sup>th</sup>, 2023 at 10:30am**  
**at The Regent Ballroom, Savoy II**

**Board Members Present**

Kate Hewerdine, President  
Dale Hanson, Vice President  
Teresa Morgan, Secretary  
David Lin

**Absent**

Uttam Roy

**Others Present**

Amy Rohrer, Bookkeeper  
Dale and Marsha Clark, 102 Essex #5  
June Hansen, 106 Essex #6  
Steve Parker and Yetta Wieland, 103 Portsmouth #5  
John Goeken and Phoebe Mbuvi, 104 Yorkminster #6

**Meeting was brought to order by President Kate Hewerdine.**

**Old Business**

Roof Updates: 3 buildings have received new roofs, the current plan is for the other 3 buildings to receive new roofs next Spring.

Frontline lawyer report was again that they are “awaiting a ruling on the motion”.

Common use/Prersonal use list that has been discussed still has not been approved and was postponed for now.

**Financials, budget, and CD's**

Amy printed out Financials and Budget for 2023 and Projected Budget for 2024 and these were available to all at the meeting and are accessible to those who were not in attendance.

Amy reviewed these and was available for questions or concerns.

This led to discussion for possible due increase.

David Lin made a motion to increase dues to \$160.00 a month, the motion was denied.

The board needs to discuss this matter further and will have special session meeting for this purpose.

### **New Business**

The board is reviewing Bids for trash management, snow removal, and lawncare for next year.

Parking issues were also discussed, as someone from the Courtyard Apartments was putting fliers on cars and warning of towing if they did not live in the Apartments, they were referring to the extra spaces around 104 Portsmouth. For years this was thought to be shared parking like the west side of the courtyard and has only been questioned recently.

Cement issues were brought up but discussion on this matter was postponed by the board for now.

### **Election for the Board- 2 year term 10/1/23 thru 9/30/25**

Dale Clark made the motion to retain the current Board members who wished to continue on the Board and it was seconded. Those members are Kate Hewerdine, Dale Hanson, Teresa Morgan, and David Lin.

Phoebe Mbuvi, was interested in filling the vacant position as Uttam Roy chose to step down and she was unanimously voted in.

### **Elected Board Members**

Kate Hewerdine

Dale Hanson

Teresa Morgan

David Lin

Phoebe Mbuvi

**The meeting was adjourned.**

**The Board will meet for a special session on Sat. 10/07/2023 at 10:30am at The Regent Ballroom, Savoy.**

**Next 4<sup>th</sup> Quarter Board Meeting will be Sat. 12/16/2023, at 10:30am at The Regent Ballroom, Savoy.**

-Teresa Morgan, Secretary