

Courtyards of Prairie Fields Condo Association
4th Quarter Meeting Minutes
Saturday December 16th, 2023 at 10:30am
Champaign Public Library, Busey Bank Room

Board Members Present

Dale Hanson, Vice President
David Lin, member
Phoebe Mbuvi, member

Board Members Abscent

Kate Hewerdine, President
Teresa Morgan, Secretary

Others Present

Amy Rohrer, Bookkeeper

Meeting was brought to order by Vice President Dale Hanson.

-Board voted to approve 3rd Quarter Minutes
-Board voted to approve 2024 Budget
-Board discussion on January notices to be sent with 1st Quarter 2024 Invoices. Amy will email all owners and include a short note reminding owners to visit the website to be informed. Website will be updated to reflect next board meeting, new 2024 Budget, adjusted welcome letter, and add new link to limited common elements sheet/owner vs association responsibilities.

Old Business

Parking issues- Discussion about limiting owners to only 2 vehicles (as stated in declaration), long term parking possible fines if board not notified ahead of time (greater than 30 days).

New Business

- 1- Board decided parking stickers and visitor parking passes would be problematic and difficult to monitor.
- 2- Short discussion about hiring a management company. Board decided to continue to self-manage at this time.
- 3- Speed Bumps- more research is going to be done regarding speed bumps. Board did think this was a good idea.
- 4- Property Damage. Owners should be financially responsible if they damage any property, lawn, concrete, etc.
- 5- Fertilizer Bids for 2024 are being requested by Dale and Kate.
- 5.5- Board voted to hire Evans Horticultural Services for the 2024 Lawncare and Landscaping contract year.
- 6- No owner questions and/or comments

Next Board Meeting will be Saturday March 23, 2024, 10:30am at The Champaign Public Library, Friends Conference Room #215.

The meeting was adjourned.