

Courtyards of Prairie Fields Condo Association

1st Quarter Meeting Minutes

Saturday April 5th 2025 10:00a

Savoy Recreation Center Savoy IL 61874

Board Members Present

President Kate Hewerdine

Vice President Dale Hanson

Secretary Teresa Morgan

Member Phoebe Mbuvi

Member Teresa Wang

Others Present

Amy Rohrer (Association Bookkeeper)

June Hansen 106 Essex #6

Yetta Wieland 103 Portsmouth #5

Steve Parker 103 Portsmouth #5

A.D. Fisk 102 Essex #8

Carle Gibson IV 102 Essex #2

Meeting was brought to order by President Kate Hewerdine

Kate announced that she will be selling her Condo and resigning her position on the board possibly before the Fall Annual Meeting

OLD Business

The board discussed recent water problems and drainage solutions and will continue to monitor this until complete resolution of the problem.

Dryer vent cleaning was discussed, and it was decided that if the board paid for the upper units vent cleaning that they should also pay for the lower units. This was suggested by June Hansen and seconded by Kate Hewerdine and unanimously voted for by all present.

It was clarified that the Egress window wells are managed by the homeowner, all agreed.

It was brought to the board's attention that there may be some Outside lights that need to be checked and fixed as needed. June has volunteered to monitor the outdoor lighting situation, and she will report back to the board as needed.

Spring has brought questions re: landscaping and fertilizer applications, Evan's lawn care again recommending Mulch be refreshed around the property, but the board had already decided to

continue to Mulch every other year as previous guidelines had suggested. No changes were made to the plans for fertilizer and mulch for this year.

The board would like to remind owners that any criminal or suspicious activity on the property should be reported to the Champaign Police Department by calling the non-urgent line at 217 333-8911, thank you all for keeping our condos safe.

Amy presented the board with a Copy of the Balance Sheet, Profit and Loss Sheet, copy of the 2025 Budget to review. Discussion was had regarding reoperation of the Reserve Account after paying for all of the roof replacements. No capital expenses are expected according to the Budget, and we discussed allocating funds as needed for now, although assessments and increasing dues were both part of the discussion.

Condo Ownership was discussed as Amy reports that we are close to having 50% of our condos leased (26 units out of 60) and it is usually recommended that we maintain less than 50% as an association.

The meeting was adjourned.

Next meeting will be Saturday June 21st at 10:00a at the Savoy Recreation Center.