

## Prairie Field Courtyard Condos Quarterly Meeting Minutes

**6/21/2025**

### Board Members

Kate Hewerdine – President (absent)

Dale Hanson – Vice President (present)

Teresa Morgan – Secretary (absent)

Phoebe Mbuvi – member (present)

Teresa Wang - member (present)

1. Teresa Morgan – continue to be a board member, but has been replaced as Secretary by Phoebe Mbuvi.
2. Condo Board Meetings – held four times a year (March, June, Sept, Dec)
  - a. These meetings will be held the first Saturday of each of the months listed above (if there is an extenuating circumstance, the board will send out a notice 30 days ahead of the meeting)
  - b. Annual meeting for the condo association is held every September
    - i. 2025 – every member of the board is up for re-election this year (there term is 2 years)
    - ii. There are 2 vacant spots on the board – regular board member and President of the board
      1. If interested please write Amy an email and a short profile about yourself.
    - iii. Teresa Wang will be providing a zoom link that will be disbursed and posted on the condo website for people to access and attend meetings.
    - iv. Remaining meetings for 2025 and 2026
      1. September 6, 2025 (annual meeting, election for board members)
      2. December 6, 2025
      3. March 7, 2026
      4. June 6, 2026
      5. September 5, 2026
      6. December 5, 2026

- v. A google drive will be created for the board members, this is a live document that will keep track of complaints – Teresa Wang will be created this google drive and be sharing it with only board members. Please have a gmail account in order to access the board google drive.
- 3. Consider replacing the carriage lights
  - a. Will need to get an estimate, but also look at new technology that might better needs, this will be on the list of things to do
- 4. Reminder that Apartment people CANNOT use condo guest parking and vice versa. Furthermore, Apartment people CANNOT use our common area to walk their dogs (if you see something, say something!). Condo folks cannot use the apartment amenities (dog park, gym, parking spots).
  - a. Condo owners/tenants, if you see apartment folks using amenities please say something or let the board know.
- 5. Contracts –
  - a. Illini Trash will be increasing pricing – they withheld increasing pricing for us last year
  - b. Snow Removal – current contractor will not be available this year, will need to find a new snow removal contractor – if anyone has a person in mind please email Amy
- 6. Solar Panels - at this time the board will not be in favor of installing a few solar panels to benefit only some members, if over 60% of CONDO OWNERS think that solar panels should be installed, please email Amy. Reminder, the panels will only benefit those on the top floor, not all roofs have equal access to solar energy
- 7. Landscaping – either the persons who dug the trench will be landscaping or we will pay our current landscapers to level the trenches (if we pay current landscapers, please charge the persons who dug the trenches
- 8. The condo association is severely lacking funds – roof replacement was a big expense. Condo fees were raised for the first time last year after ELEVEN years of not being raised. Concerned there is not enough funds to pay for major projects and to pay for any emergencies. The board will be discussing in depth ways to combat this – any suggestions please email Amy.

Close of meeting 11:26 am.