

## **Q4 Condo board meeting**

### Prairie Field Courtyard Condos Quarterly Meeting Minutes

**12/6/2026**

#### Board Members

Dale Hanson – President

Teresa Want – Vice President (present)

Phoebe Mbuvi – Secretary (present)

Carl Gibson – member (present)

Yetta Weiland - member (absent)

Amy Rohrer – Book Keeper

1. The Q3 condo board meeting minutes were reviewed and approved.
2. Nov 1st special condo board meeting minutes were reviewed and approved.
3. All notes have been loaded into the drive, but will start printing off previous meeting minutes to hand out during meeting
4. Discussed parking issues again
  - a. Consider registering your vehicle with the condo board association
  - b. Who will keep track of the vehicles? John Goeken?
  - c. Extra vehicles, must start paying fees? Maybe that you have to find off-site parking
  - d. We have a total of 20 overflow parking spots and then 6 that we share with the apartment folks
  - e. Do a survey of how many cars we are dealing with here at the condos, how many cars we have to work with, how many are parking spots are being utilized
    - i. Amy will create a form to send tenants/owners to tell them how many cars and car information to add to roster (make/model/where you park your vehicle), cars that are not registered with the condo will be subject to be towed. Will plan on sending out to the end of
5. Consider revamping the bylaws and condo rules
  - a. Suggest that board members review the covenants, the resolutions, and the bylaws
  - b. Post to slack any thoughts
6. Street repairs

- a. Need to get new bids
- b. Will start the process in the spring
- c. From previous bids \$50K - there are three parts that need to be fixed on  
essex
  - i. Dip around the grate
  - ii. Back by the mailboxes
  - iii. By the manhole - check with city
- 7. Discussed that budget - Amy states that she needs to get \$6737.90 from  
reserves to pay December invoices.
  - a. This was approved by the board
- 8. Some big changes in the proposed budgets and actual
  - a. Reserve transfer - proposed 16000, actual 5000
  - b. Unexpected cost of taxes on investment account
  - c. Increased cost for repairs (basements)
  - d. Double checking that illini trash is or is not increasing \$2 per tote
  - e. Agreed on Amy's proposed budget - \$117000, will need to do a due  
increase to cover 2026 budget
  - f. Discussed that we will vote on a dues increase during Q2 or Q3
  - g. Carl and Amy are going reconvene
- 9. Updates
  - a. Keep Illini Trash Recycling
  - b. No new basement leak complaints

#### New business

- 1. Carl has been voted in as treasurer
  - a. All bids to carl
  - b. Please cc members
  - c. Everything should be uploaded into the drive
- 2. We should have a contract with 104 Portsmouth
  - a. Formalize the agreement
  - b. Contact the lawyer
- 3. Start sending meeting minutes to everyone and also upload to the website

Meeting adjourned 11: 41 am (we did start 15 minutes late)