Q1 Condo board meeting

Prairie Field Courtyard Condos Quarterly Meeting Minutes

3/7/2026

Board Members

XXXX - President (empty)

Teresa Wang – Vice President (present)

Phoebe Mbuvi – Secretary (present)

Carl Gibson – member (absent - family emergency)

Yetta Weiland - member (present)

Teresa Morgan

Amy Rohrer – Book Keeper

1. The Q4 condo board meeting minutes were reviewed and approved.
2. Discussed “For Sale” signs covenants - not allowed to put up for sale signs.
3. New Condo board
    a. Dale has resigned from his position of condo board president. He is moving. His unit is not on sale yet.
    b. Teresa Wang voted in as our new condo board president
    c. Yetta Weiland is our new condo board vice president
    d. Teresa Morgan was voted in now a member of the condo board
4. Voted to increase quarterly dues. Current fees do not cover our budget. Additionally we were not able to put any money in reserve in 2025, and due to unexpected bills - we drew a lot from savings. With the rising cost of labor and materials, energy, it is imperative that we raise dues. The board voted on a $60 increase to HOA dues starting Q2 - new dues will be $480. Discussed that if it is easier, owners can go to monthly payments.
5. Discussed opening brokerage accounts, opening other accounts with other banks - looking for ways to help cover costs.
6. Considering electronic ways to pay condo dues, looking into different vendors
7. For now we will stop using Slack for condo board board communications - we will go back to using gmail accounts.
8. 2026 projects - priority projects

    a. Yetta will start looking for bids for concrete, will contact the sanitary district for the concrete around the storm drains
    b. Reach out to David Lin for some recommendations
9. 2026 Projects - nice to haves
    a. Power washing all the buildings
    b. Revamp landscaping
    c. Revamp the website

Meeting adjourned 11:00 AM