

PRAIRIE VILLAGE OWNERS ASSOCIATION

Annual Meeting
Pace Street Fire Station

February 12, 2008

Attendees: Board of Directors: Lon L'Heureux, Jr.
Property Manager: Carl Weakland
Owners: 20 homes represented

The meeting was called to order at 7:04.

MINUTES

The minutes were reviewed.

Motion to approve: Wes Knapp

Second to motion; Bruce Bowman

The minutes were approved.

FINANCIALS:

Copies of the financials were available for Owner review. There was discussion on Balance Sheet, Revenue & Expenses, and Reserves.

Motion to approve: Jim Martin

Second to Motion: Margie Knapp

Vote: Financials were approved.

BUDGET FOR 2008

The 2008 budget was based on 2007 income and expenses as no additional lots have been sold. The water and snow items were based on high usage as a precaution. Based on dues, any replacement of trees and shrubs will have to be gradual.

Questions:

1) It seems there has been a significant drop in snow shoveling this winter – why? The company is hired to clear the common walks and rear alleyways. They have not been required to clear the streets.

2) Why such a large amount for sprinkler repairs?

We have a significant number of sprinklers and zones to keep operational..

3) What portion of the west side is the City's responsibility? They are responsible for everything on the West side of the swale including watering the grass and taking care of the plants and walkway.

Motion to approve: Jim Hahn

Second to motion: Nick Dipaolo

Vote: 2008 Budget was approved

OWNERS FORUM

A list of Owner concerns was given to the Board and passed out to those present by Chuck Erickson.

Rentals: When the existence of a rental becomes known a notice is sent to the owner for a hearing.

They must present proof of residence or existence of a lease/purchase agreement or be subject to fines on a daily basis until the renter is gone. The HOA is not able to evict renters.

Foreclosures: There are six at the present time. There have been liens placed on properties with large outstanding balances. Question: Can the City force banks to keep properties maintained? No.

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Communication:

There was a request that the minutes be placed on the web site in draft form. This would have to be agreeable to the Board.

Owners noted that some of their emails have gone unanswered. Carl said emails occasionally get sent to spam by Yahoo filters. The question was posed whether there could be a comment page on the web site or a "code" that would identify owner emails as legitimate. The office answers phone calls that come during business hours.

One owner expressed concern about Radon in the area – how can people find out about its existence when they are new to the area? Should the fact that there is Radon be noted on the web and in the newsletters. If anyone wants to get information about testing and remediation the EPA has information.

The sidewalk at Olympia & Canadian Crossing has sunk and the water runoff from the pocket park pools and stays. Some sidewalks have been replaced but not raised and still present a problem all summer.

The street sign for Canadian & Whistler by the mailboxes is down.

Can vacant lots on Steppe be set up for regular maintenance instead of waiting for calls from homeowners? It would help the owners backed up to those lots.

A broken fence was reported. Fencing is an Owner's responsibility.

Is the split rail along trail an HOA responsibility? Carl will check.

Question: How can the covenants be enforced? They bought because of the way the covenants were written. Resolutions are possible but general redoing covenants is a complicated and expensive process.

Snow and ice are still a problem around the mailboxes. It was noted that snow should not be piled on top of drains. When it starts to melt it just makes lakes.

Question: Is there a time line for completion of the trail. Currently no time line has been set.

Question: Wouldn't it be of benefit to have an Owner on the Architectural Review Committee? That will happen the Association is turned over to the Owners.

ADJOURNMENT

The meeting adjourned at 8:40