

Prairie Village Owners Association
2009 Annual Meeting
Pace Street Fire Station

February 23, 2009

The meeting was called to order at 7:02 p. m.

Attendees: Board of Directors: Lon L. L'Heureux Jr.
Property Manager: Carl Weakland
Owners: Owners of 27 residences were present

Quorum: With the units represented by a representative of the Developer and the Owners present there was sufficient representation to form a quorum. However, several Owners did not feel that the representative of the developer was qualified to represent the votes of the Developer. Therefore, a quorum was not established and no official Association business was transacted.

Owners Form: The remainder of the meeting was open to Owner comments and questions.

- The names of the Board of Directors need to be on the web site
- Are the unsold lots required to pay dues? No
- What percent till a owner board member? 25%
- Isn't this a two phase development? This was supposed to be a 2 phase. Heartland Annexation had it prior to PV. The development is approved by the City for seven phases. The Manager and Board Member had no knowledge of the Heartland Annexation.
- Standard Pacific told buyers that the phase is complete, and that the HOA is close to turn over. Standard Pacific was incorrect in making such a statement as the infrastructure has only been completed for three phase and there are four more phases to be completed.
- Owner feels that all building is done so the owners should be allowed to take over. Thinks there should be 3 HOAs to this point as there are three sections.
- The water is being over done and during the day. Time clocks will be checked to make sure they are watering at night.
- The plants need to be better taken care of. Pruning and removal of dead plants is scheduled for this Spring.
- Why are bids not being sought to reduce the costs. Bids are obtained and reviewed for services to the Association.
- Who supervises the landscape company - Carl
- The snowplows run through the neighborhood pretty fast. The company will be advised to slow their trucks down.
- Who represent the owners? Carl does to Board.
- Web is \$400 per year includes Domain and monthly maint
- Landscape contract includes the mowing, weeds, fertilizer, aerating. Grounds Maint includes the pruning.
- Should there be a landscape committee? There was no resolution on this.
- Owners should be pitching in to help reduce the cost of dues.
- Hay fields are not paid for with dues.
- The landscaping added is approximately 4 acres

- Mr. Bramble created the Enclave against the covenants, developer has been asked to take it over but will not do so until Mr. Bramble has sold all his lots.
- A question about the Enclave's covenants arose, Carl has not read those and was unable to answer the question.
- Snow removal is just the walks and alleys, the streets are the city responsibility
- The dip at Alpine and Winding is getting worse, has been brought up but nothing done.
- The streets are due to have the second lift installed this summer. A bond is in place with the city. The second lift is done after the majority of the work in a phase is completed to correct any damage caused by heavy construction vehicles.
- Start a membership list - NLM cannot give out a list without individual Owner permission, if the owners approve than yes. A notice may be sent to owners within 10 days, 2 weeks to respond, 2 weeks to put together.
- What would it take to get a dog park and or play ground. There are no provisions in the development for a dog park.
- What is being done for the extra \$10,000.00 a year? No improvements are apparent for the cost. Bids should be taken every year. It is anticipated trees and plants will be replaced this year.
- 19 acres of common area, can the water be reduced. Not significantly if you want to maintain green grass areas.
- Owners feels the dues will go up by \$10 each year because there is no representation

The meeting was adjourned at 8:47 p.m.