

PRAIRIE CROSSINGS HOMEOWNERS ASSOCIATION

AGENDA: Board of Directors Meeting

11/3/2025

I. Call to Order

The President of the Board called the meeting to order at 7:04 pm.

II. Roll Call

Board Members Present: Robert Abbink, President; DeAun Geiger, Vice President; David Blair, Treasurer; Abbigale Tyson, Communications; David Konczal, ARC Committee

Guests Present: None

III. Approval of Minutes from the Previous Meeting

Following review of the previous meeting's minutes, David Blair voted to approve the minutes from 10/7/2025. Robert Abbink seconded. The meeting minutes from 10/7/2025 were approved.

IV. Financial Report: October

Checking Balance: \$8,349.80

Savings Balance: \$31,924.51; interest \$~

Deposits into checking included: \$240 HOA fee, \$150 HOA fee

Debits from checking included: Priority Landscape \$1,221.67, ComEd \$176.29,

V. Board of Directors Meeting Report

David K. and Robert gave a report on behalf of the Architectural Review Committee.

- David K. will continue to monitor garbage cans left out on non trash days.
- Worked through open PCHAO email pending approvals for fences, pools, and other homeowner needs.

Prairie Crossings Board Group Discussion

- 2026 Budget Approval: The board discussed and unanimously approved the 2026 budget. As part of this approval, both the annual dues and past-due fees will increase. The annual fee will be raised from \$150 to \$175, and the past-due fee will increase from \$15 to \$20. This adjustment is necessary due to rising costs in insurance, accounting, and other operational expenses, as well as the impact of inflation and an increase in delinquent homeowner payments.
- Open Seats: The board discussed how there is a need for another spot to be filled on the board. Outreach to the community will be done for the open seat.

The meeting was adjourned by the Treasurer David Blair at 8:15 pm.

Next meeting date: Dec 9, 2025 7:00 PM

Abbigale Tyson

(Signature of Communications)