

PRAIRIE CROSSINGS HOMEOWNERS ASSOCIATION

AGENDA: Board of Directors Meeting

12/10/2025

I. Call to Order

The President of the Board called the meeting to order at 7:00 pm.

II. Roll Call

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

Guests Present At The Open Annual Meeting: Lauren Konczal, Marybeth Roessler, Alessandra Kummelehne, Joseph Taylor, Jack Geiger, Paulette and Robert Loller

III. Address the Board Notes

The meeting began with formal board introductions, followed by an invitation for the eight attending homeowners to raise any questions or topics for discussion.

1. Mailing Address Issue – 309 Aspen Drive

Paulette and Robert informed the board that the recent HOA mail had been addressed to “Living Trust” instead of their names. The board acknowledged the issue and committed to correcting it.

Paulette asked about changing her siding. The board confirmed no formal approval is required, though details may need to be provided to the village. The color may not match those on either side of their property.

2. Annual Block Party Communication – 1035 Redbud

Mary asked how she can be notified about the yearly block party. The board will ensure communication methods are clear and consistent moving forward both electronically and paper.

3. HOA Fee Concerns and Cost-Cutting Suggestions – 321 Lilac

Joseph suggested reviewing current vendors and pricing, particularly for landscaping, trees, and front entrance flower upkeep.

- Board clarified that adding a tree to his parkway would be either his responsibility or through the Village.

- David shared that the HOA pays approximately \$1,200 for common areas, with additional costs for flowers and other upkeep.

- Rising costs were discussed, and the board reiterated that they regularly shop around to ensure the best pricing.

- Insurance premiums have increased; coverage is through West Bin via a broker.

- The board acknowledged an opportunity to explore new providers for insurance, landscaping, accounting, and possibly adding EFT options to the website.

- Southside Entrance – "67" Paint Touch-Up needed

4. Tree Branch Concern – 1035 Redbud

Mary reported tree branches preventing lawn crews from cutting properly around them. David advised homeowners are responsible for trimming around their trees, and this obstruction is likely why mowing hasn't been completed in that spot.

IV. Approval of Minutes from the Previous Meeting

Following Abbigale's review of the previous annual meeting's minutes, Robert Abbink voted to approve the minutes from 2/15/2025. DeAun Geiger seconded. The meeting minutes from 2/15/2025 were approved.

IV. Financial Report: December

Checking Balance: \$4,486.30

Savings Balance: \$31,924.51

- Liens are placed after two years of non-payment.
- 2025: 22 homeowners have unpaid dues.
- 2024: 12 homeowners were delinquent.
- The board is enforcing late fees more consistently due to the impact on the annual budget.
- Treasurer David reported a current deficit in the HOA checking account due to contracts and accounting expenses.
- Funds have balanced out in past years once dues were collected, but the account is approaching minimum levels and may soon require a transfer from savings.

VI. Board of Directors Meeting Report

The 2024 year budget was approved with a \$25 increase for the Annual Dues and a \$5 increase for monthly late fees post April 1, 2026 annual fee due date.

The meeting was adjourned by the President Robert Abbink at 8:01 pm.

Next meeting date: Jan 27, 2026 7:00 PM

Abbigale Tyson

(Signature of Communications)