

PRAIRIE CROSSINGS HOMEOWNERS ASSOCIATION

AGENDA: Board of Directors Meeting

1/14/2025

I. Call to Order

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

II. Roll Call

Board Members Present:

- Bill Hearn, President
- DeAun Geiger, Vice President
- Abbigale Tyson, Secretary
- David Konczal, ARC Committee
- David Blair, Treasurer
- Robert Abbink, ARC Committee

Board Members Not in Attendance: All in attendance

Guests Present: 9 neighborhood members

III. Approval of Minutes from the Previous Meeting

Abbigale Tyson moved to approve the minutes from the January 2024 meeting. DeAun Geiger seconded the motion. The minutes from the January 2024 Annual Meeting were approved unanimously.

IV. Financial Report: January

Checking Balance: \$7,543.57

Savings Balance: \$31,893.49

Debits from Checking (December and January):

- Electric: \$26.41
- Accounting: \$300
- ComEd (December): \$26.41
- Copying/Stationery: \$300

Financial Updates

- Bill mentioned that the pond will need attention in the future and costs will come from the savings account.

V. ARC Committee Report

Retention Pond Maintenance:

- Robert Abbink provided an update on the retention pond, noting sludge buildup and odors during dry periods. Several meetings were held in 2024 with specialists, and while the current landscaping company attempted to assist, their services were inadequate. The HOA has received bids for cleanup, with

estimates between \$1,500 and \$2,000. The cleanup will take place when the area is dry enough to allow for machinery to access the pond. This budget will be added to the 2025 plan.

- A resident questioned if the landscaping crew was responsible for cleaning the retention pond. David Blair clarified that the issues stem from the sewer system, not the landscaping crew. The pond area has not been properly maintained for over 20 years, but once cleaned, it should remain in good condition for a long time.

Landscaping Contract:

- We are currently in a two-year contract for landscaping. The pricing for landscaping will remain the same through 2025, and bids for new contractors will be considered in 2026 to help reduce yearly costs.

Outstanding Dues:

- The accountant will be contacted to identify residents with unpaid dues. Letters will be sent to residents who have not paid, and starting May 1st, late fees of \$15 per month will be applied to overdue accounts.

Legal Actions:

- The board discussed sending legal letters to residents with overdue fees and the next steps for collections.

Resident Inquiry:

- A resident asked if it was worthwhile to place liens on overdue accounts. Bill and DeAun explained that after 7+ years, the accumulation of unpaid fees can lead to financial issues for the HOA, and liens may be necessary to recover costs.

VI. Other Business

Annual Block Party & Communications:

- Abbigale Tyson discussed the annual block party and mentioned that communications for the event are shared on the neighborhood Facebook page. Some residents requested more direct communication, as they do not use Facebook. Abbigale acknowledged their request and thanked the residents for their patience with the volunteer board.
- A resident requested approval to place a book exchange box in the neighborhood for residents to borrow and donate books. The board approved this motion, and residents were encouraged to contribute to the box once it is set up.

V. Board of Directors Meeting Report (Closed Discussion)

ARC Committee Update:

- The ARC Committee reported continued issues with the detention area, which the current landscaping company has not been able to address. The HOA is working with outside companies to bring in machinery once the area dries. David K. will continue to monitor garbage can violations on non-trash days.

Legal Actions:

- The board discussed sending legal letters to residents with overdue fees and the next steps for collections.

Accounting Fees:

- Accounting fees for 2025 will increase by \$25.

HOA Fees for 2025:

- The board voted to keep the annual HOA fee at \$150 for 2025. DeAun Geiger motioned to approve, and Abbigale Tyson seconded the motion. The motion passed unanimously.

The meeting was adjourned by the Treasurer David Blair at 7:46 pm.

Next meeting date: pending

Abbigale Tyson

(Signature of Secretary)