

**Prairie Crossing Homeowners Association  
Board of Directors Meeting Minutes  
Thursday, March 6th, 2025 @ 7:00 PM at  
Victoria Post Ranney Environmental Library**

- I. Call to order: Meeting was called to order at 7 p.m. by President Nerge
- II. Establish Quorum - Bader, Truax, Petersen, Rolfen, and Nerge in attendance.
- III. Approve Agenda - Nerge (Rolfson) Motion passes 5-0.
- IV. Homeowner's Forum
- V. Approve Meeting minutes from 02/06/2025: Motion to Approve- Bader, (Truax) Motion passes 3-0-2
- VI. Property Manager Report
  - a. Horse Pasture Restoration - progress on bids
- VII. President's Report
- VIII. Treasurer's Report
- IX. Committee Reports
  - a. Lake Management vendor decision - Tabled
  - b. ESC
- X. Old Business:
  - a. Horse Pasture Restoration - Discussion
  - b. Short-term storage - Discussion
  - c. ARC Project Request Form: Motion to accept the revision of the ARC Exterior Modification Request Form Nerge (Rolfson), Motion passes 5-0
  - d. Community Center Survey Results / Next Steps / LP Update:  
Motion to enter into a 20-month lease agreement with LP for gifted parcels offered with the requirements that:
    - 60-day cancellation right for PCHOA
    - Two automatic rights to renew for 12 months for PCHOA
    - If PCHOA agrees to take ownership of the property, LP agree that at the closing will pay closing fee, property taxes, rezoning costs
    - PCHOA and LP will start the transfer process within 30 days of the membership agreeing to accept the gift.
    - LP cannot put the property on the market while the lease is in effect and PCHOA has the right of first refusal for taking the property as a gift. Rolfson (Petersen) Motion passes 5-0
- XI. New Business:
  - a. Painting Quotes

Motion to table for new quotes - Bader (Rolfsen) Motion passes 5-0.

- b. Board meetings - in-person, virtual, hybrid options
  - i. Motion to add a statement on meeting announcements that hybrid is a courtesy, and we allow up to \$400 to purchase equipment to provide microphones - Nerge, (Petersen) motion passes 5-0
- a. Board committee assignments - Discussion
- b. ARC member empty seat: Motion to appoint Gwen Riccio to the ARC Nerge (Rolfsen) motion passes 5-0
- c. Foster Premiere Approach to Violations: Motion to approve FPI's approach to violation letters corrective actions - Nerge (Bader) motion passes 5-0
- d. Board vote on Board Training executive session item
  - a. Motion to approve attorney for monitor-only approach to foreclosure proceedings on a homeowner property Nerge (Rolfsen) motion passes 5-0
  - e. Review 2025 Manfredini contract - Tabled for time
  - f. Review 2025 Edible Landscape plan - Tabled for time
- XII. Motion made to adjourn to Executive Session for purposes of discussing past-due assessments and contracts Nerge (Bader) motion passes 5-0
- XIII. Executive Session
- XIV. Reconvene

Motion to approve an insurance increase regarding a contracted individual Nerge (Rolfsen) motion passes 5-0

Motion to pay for half of attorney's collections fees of a specific homeowner related to collections on unpaid assessments due to poor communication between the homeowner and the management company in the amount of \$123.50 Bader, (Rolfsen) motion fails 2-3

Motion made to pay the entire amount, Petersen- no second. Motion fails.

Motion to split the bill Petersen, (Rolfsen) Motion passes 3-2.

- XV. Motion to adjourn Nerge, (Bader) Motion passes 5-0