Minutes of Prairie Lakes Home Owners Association

Wednesday, February 8, 2017

2005 Research Lane

* Meeting called to order by president Cheryl Crowther
* Attendees: Cheryl Crowther, Mark French, Helen ?, Becky Plummer,
* Patrick Mesa, Ken Culbertson
* Report and discussion of pond
* Mark reported on condition of pond at present being the result of weather, grass carp work, wind, and chemical treatment.

 Mark reported on a new chemical treatment that is very ecologically sound “Bioballs”

 Each bioball cost $109.95 (each bioball treats 2 acres of surface area)

 Mark suggested we try 2 bioballs on upper pond and two on lower pond in March/April and again July.

 Mark suggested we introduce 12 more sterile grass carp as last year

 Additionally continue to treat with Copper Sulfate.

 Monitor pond through summer to the effects of the new “Bioballs”

 The board discussed all of the above and agreed this seemed prudent and reasonable.

* Moved and second to : 1) purchase 6 “Bioballs” and treat ponds as discussed

 2) purchase and release 12 new sterile grass carp

 3) continue Copper sulfate treatment of pond

 4) monitor results

* Discussion of bid for mowing for 2017

 Mark commented and clarified his mowing noting that the north and south sides are mowed approx.. 19 times, 8-10 north side AND 8-10 on south side, corner lot 28-30 times, 2-3 lake

 clean-ups.

 It was noted that Bill Butler was interested and had visited with Ken C. and Cheryl C.

 In conversation with President Cheryl Bill made the following general statements concerning his interest in the bid. He had a friend with knowledge of the pond treatments, he was willing to clean the edge of pond with a canoe, acknowledged he owned a lawn service with a commercial mower to soon be purchased.

 Mark acknowledged Bill and considered Bill a reputable man (“good guy”). From an earlier conversation in December with Ken Culbertson had understood Ken visited with Bill asking him to visit with Mark about the area to be cared for/other responsibilities. Mark was willing to walk the area to show such area/responsibilities. This visit did not occur, but Mark was still available to do so.

 Mark communicated he would do as the board wished concerning the bid. It was noted Mark had reduced his bid, but would abide by the boards decision.

 The board asked Mark about his insurance to be certain he carried insurance to be certain he was covered.

* After discussing Mark’s experience, bid, knowledge, and this familiarity of people to contact and communicated, the board moved and accepted Mark’s bid for property management for 2017 beginning in April (first mow) through March 2018.
* Budget review
* Becky presented as documented
* It is noted that because of Becky’s work the financial state of PLHOA has increased with a total liabilities & equity as of February 8, 2017 = $72,763.55
* Becky reported 10 liens were filed on properties last year and 3 had been collected.
* The board agreed to file liens on approximately 30 more properties due to back dues.

* Discussion of setting of permanent boundary markers.

* + It was moved and seconded that Mark collect bids for the placement of permanent concrete boundary markers for PLHOA.
	+ Mark agreed to address the graffiti issue on the bridge concrete and placement of signs on bridge.
* A general discussion of projects to enhance PLHOA followed. With above motion of accepting bids of stone survey markers on capital improvement will be attained. Much lively debated followed including development of signage, and pedestrian sidewalks around lake. In general there was some agreement of possibly involving KSU landscape student architects to work on a general long-term plan for improvements. This would be a student project in coordination with oversight.
* Mark also commented that in the future we consider addressing the Manhattan City Commission about runoff into the pond. Mark thought that since the pond was built without PLHOA being able to control the runoff into the pond there may well be grant money to deal with runoff and the introduction of fertilizers (nitrogen) from the runoff, which contributes significantly to the algae problem.
* Following we considered the placement of aerators in the ponds with the realization of increase cost and expense of installing. It was noted if new chemical treatments, grass carp

 and continued copper sulfate treatment work, aerators might be an additional weapon to fight the algae.

* It was moved and seconded to meet at 5:30 pm, May 3, 2017 at 2005 Research Lane