

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING
Monday, May 14, 2007 @ 6:00 PM
Fadrow Room A, Franklin Public Library

MINUTES

Prior to the meeting, John Hutson, 9402 West Prairie Grass Way, presented all who attended with the Prairie Nursery Native Plants & Seeds Catalog.

The meeting was called to order at approximately 6:05 PM.

Bill Carity, Prairie Grass Preserve LLC & Carity Land Cooperation, addressed the membership and reviewed most of the items discussed at our initial meeting held on 04/17/2007.

Mr. Carity indicated that he was interested in working with the association on upgrading the front entrance once we established a board.

Mr. Carity stated that he had little interest in doing anything with the ponds except insuring that they were turned over to the association after being re-worked to plan specifications.

Mr. Carity discussed the roads in the development and clarified the point that he has money escrowed for their completion, but that the final lift would not be done until the city determined that the majority of the construction was complete. Typically that occurred when 90%+ of the lots were built out.

Mr. Carity advised the membership that he had been in contact with many of the condo owners and he had assurances that there were plans to have the majority of them landscaped in the July 4th timeframe.

Mr. Carity discussed the deed restrictions in general, highlighting several, including the need for homeowners to obtain approval prior to beginning work or requesting city permits for exterior improvements and/or landscaping, outside storage issues, and the parking of commercial vehicles.

Mr. Carity advised that he had signed a contract for common area maintenance with Trees On The Move for the 2007 season at a rate of \$4,100. Insurance policies were also discussed, but since the existing policy termination date was not imminent, a decision was deferred to the new board.

Kristen Carity reported that 49 of the 65 lots had paid their annual assessment. Follow-up letters would be sent to the remaining property owners.

Five members of the Association volunteered to serve on the initial board and each gave a short description of their qualifications and why they were interested in becoming board members.

The nominees were:

John Hutson, 9402 West Prairie Grass Way
Roman Iwinski, 9071 S. Cordgrass Circle West
George Lambe, 9531 West Prairie Grass Way
Barbara Marvos, 9546 West Prairie Grass Way
Doug Milinovich, 9572 West Prairie Grass Way

After counting the membership vote it was determined that the three initial board members will be Roman Iwinski, George Lambe and Doug Milinovich. Mr. Carity has also agreed to attend the next several meeting and provide his input and guidance as required.

The meeting was adjourned.

Respectfully submitted
George T. Lambe
Prairie Grass Preserve Homeowners Association
Secretary & Treasurer