

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING
Tuesday, October 7th, 2008
6:00 PM
Franklin City Hall

MINUTES

The meeting was called to order at 6:06 PM.

Welcome

Doug Milinovich, President, PGP Homeowners Association, welcomed all attendees to the meeting.

Introduction of Board of Directors

Doug introduced the members of the Board: Roman Iwinski, Vice President and George Lambe, Secretary & Treasurer.

Introduction of Attending Members

Members of the association introduced themselves. All were requested to review, complete and correct the current membership listing which includes names, addresses, phone numbers and email addresses. 10 (10 residents and 0 non-resident) of 57 members were represented. Currently we have 32 out of 94 properties owner occupied.

Introduction of Guests

None

Reading and Approval of Previous Meeting Minutes

Minutes from the 07/08/2008 meeting were read and approved. An image of the minutes is available on the PGP website.

Treasurer's Report

The treasurer's report was reviewed. For 2007 a total 92 of 94 properties / 64 of 65 lots have paid their annual assessment. All current residents are paid in full for 2008. For 2008 a total 68 of 94 properties have paid their annual assessment. Dunning calls have been made, fine notices have been sent and will continue. Several additional condo/duplex owners have advised that they are working through foreclosure. Fine and interest letters for remaining outstanding dues and 3rd notice violations have been be sent. Collection/lien options and procedures will also be investigated so they are available if/when needed. Currently we are aware of 3 condos owned by banks and 6 additional condos that are expected to be so within the next several months. This accounts for the majority of the outstanding assessments. An image of the treasurer's report is available on the PGP website.

New Business

2009 Proposed Operating Budget:

George presented the proposed 2009 operating budget. It was recommended that the assessment remain at the existing amount of \$200. After a brief conversation the proposed budget was voted on and passed unanimously

Development Road Final Lift:

Doug advise membership that the final lift for the roads is done. John Hutson asked who was responsible for any damage done to the new road that might occur during new construction and was advised that the city will repair it and, if known, the person(s) who caused the damage would be billed.

Condo Mailboxes:

Doug advised membership that the remaining mailboxes on Cordgrass road were in the possession of Carity Land and would be installed in the future as the condo landscaping is completed.

Legal Representation:

George advised membership that the president of MALC directed us to contact the city attorney to address several of our concerns. In addition, the Board has been forced to interact with representation from one of our home owners and it has come to our attention that several condo owners have also retained legal counsel. The condo owner's primary purpose is to try and circumvent the bylaws and turn their properties into rental units.

George advised membership that the Board felt it was prudent at this time to retain counsel to address a variety of open/confusing issues in our existing documents. Questions include best time and manner to exercise a lien, how to handle the rental properties, and whether or not and how to word long term agreement on lease to own options, plus a variety of other potentially litigious issues. Susan San Agustin requested our law firm's name and was advised that it is Wyant & Wyant Law Firm.

Lot 48 Driveway Variance:

Doug advised membership that he attended the Council meeting where Central States Mortgage requested the driveway variance. Since the variance does not encroach on PGP membership property area and because the bank agreed to do the job right, the city approved the variance.

Pond Maintenance:

Doug advised membership what happened, or rather didn't happen, with the maintenance around the ponds. TOTM advise the board they plan to come into the area within the next several weeks to remedy the situation. Membership discussed pond maintenance. Whether to cut now or when the pond is frozen, whether to leave or remove the cattails, and other issues of this type.

Lamp Posts:

Doug reminded membership that all lampposts need to be kept in working order and must be on from dusk until dawn for the safety and security of the community, and as dictated by our bylaws.

Old Business

Entrance Planting and Lighting Project Update:

Initial planting was completed. We have request that the additional plants contracted for be added to the site as soon as possible. Planting not done in accordance to the plan must also be remedied. In additional, the lighting installed was not to spec and will be replaced as soon as possible.

City of Franklin Update:

Membership was advise that the garage doors gone on a condo were missing. The Board turned the matter over to the Franklin City police.

George and Doug drove the whole sub division with Ken Skowronski, Franklin 6th District Alderman, and noted a variety of issues that the City was requested to help remedy. These included open windows which creates a habitat for wild animals and crime, unfinished landscaping, and construction debris.

Architectural Guidelines Status Update:

George advised membership again that the initial architectural guidelines have been completed and are available for review on the PGP website. George advised that since the July 8th meeting there has been no additional input from membership on changes/additions to the original draft. He also advise that he will be completing remaining sections and incorporating any suggestions over the next several months for memberships review. It was again requested that all members forward any and all input they might also have so that their input could be consolidated into a discussion document for a future meeting.

Block Party Update:

Neither Christine Hutson or Mona Elmore were present, so no report was made. Membership was requested to advise the board in the future if they would not be able to complete an assignment that they were assigned or volunteered to do.

MALC Update:

Doug advise membership that to date, MALC has done nothing.

Membership Reminder:

Website: <http://www.pgpassoc.com>,

Email Address: pgpassoc@yahoo.com or "Contact Us" from the website

Mailing Address: PO Box 320051, Franklin, WI 53132.

Member Open Forum

Next year's meeting schedule will be forwarded with the annual assessment billing in early January. As always, the information will be posted on the PGP website.

The meeting was adjourned at 7:28 PM.

Respectfully submitted

George T. Lambe

Prairie Grass Preserve Homeowners Association

Secretary & Treasurer