

# **PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING**

**Tuesday, July 14<sup>th</sup>, 2009**

**6:00 PM**

**Franklin City Hall**

## **MINUTES**

The meeting was called to order at 6:02 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:

- Doug Milinovich, President, PGP Homeowners Association
- Roman Iwinski, Vice President, PGP Homeowners Association
- George Lambe, Secretary & Treasurer, PGP Homeowners Association

### **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. 11 (10 residents and 1 non-resident) of 60 members were represented. Currently we have 39 out of 94 properties owner occupied.

### **Introduction of Guests**

None

### **Reading and Approval of Previous Meeting Minutes**

Minutes from the 05/05/2009 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. The three most significant items discussed included the (\$3,628) forecast credit in the Special Project: Entrance section. This is a timing issue with \$5,628.24 due to be reimbursed from Charity Land. Second is the \$2,350 over budget amount in Milwaukee Area Land Conservancy due to the fact that the FY08 fees were not paid until 2009. Third are the projected legal costs of \$4,400 primarily due to the Boards efforts to control the absentee owner renting of the duplex/condos.

Assessment Summary:

For 2007 there is still one remaining duplex property with unpaid dues. We are waiting for the Bank of Elmwood to take possession. At that point we will negotiate with the bank for dues plus penalties.

For 2008 a total 82 of 94 properties have paid their annual assessment. Of the 6 remaining

delinquent duplex properties, 1 is owned by an individual investors and the remaining 5 are owned or being foreclosed on by the Bank of Elmwood. All residents were paid in full for 2008.

For 2009 a total 74 of 94 properties have paid their annual assessment. Additional collection efforts remain underway for the remaining properties. All single family properties and all residents are paid in full for 2009. Of the 10 remaining delinquent duplex properties, 1 is owned by an individual investors who has advised he expects to go into foreclosure, 2 are owned by Central States Mortgage, and the remaining 7 are owned or being foreclosed on by the Bank of Elmwood.

Membership was again advised that in addition to past due fees, interest and penalties, the delinquent property owner will also be responsible for the lien and legal fees.

An image of the treasurer's report is available on the PGP website.

### **New Business**

The board discussed having the trees in the cul-de-sac re-staked and removing the bent conduit. The Board voted unanimously to have this work done. Doug will get a quote from TOTM to do the work. Additional plantings and/or changes to the front entrance way will be deferred until next spring.

Membership was reminded that it was their responsibility to manages weeds in their flower beds including long grass within their stone borders. Landscaping projects that included replacing previous plantings and/or adding new mulch does not require additional approvals.

George advised membership that we have mailed a letter, approved by counsel, to all duplex/condo property owners reinforcing the Associations position regarding absentee owner renting. The letter included a plan to allow property owners who are not currently in compliance a less costly way to get there, but a clear end date and fine schedule was presented. A version of this letter will be sent, along with other closing documents, when one of these properties is sold in the future to help avoid this problem in the future.

### **Old Business**

Doug advised membership that the ruts along side the front entrance off ramp appear to have been repaired. John Hutson had made this request at a prior meeting.

There was a short discussion regarding the success of the recently completed spring clean-up day. Bill Guiney, who organized the event, and all who participated were given thanks by the Board.

The collection of signatures for the petition to the City of Franklin has been being walked throughout the neighborhood by Bill Guiney & John Hutson. Membership is invited to attend the next common council meeting where Doug will present this petition to the Mayor and Aldermen.

No MALC update was given since nothing has happened since previous report.

Lynne Lambe advised membership about several options that the neighborhood picnic committee had been discussing. After a lengthy discussion, it was decided that the picnic would be on Monday, September 7<sup>th</sup> from 1:00 PM to 5:00 at the end of the cul-de-sac on Prairie Grass Way. Members of the committee will be canvassing the neighborhood over the next several weeks to organize planned attendance, grills, tables, etc. and what everyone will be bringing.

Website

Membership was reminder about our website:

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

Email Address: [pgpassoc@yahoo.com](mailto:pgpassoc@yahoo.com) or "Contact Us" from the website

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

**Member Open Forum**

No additional items were discussed.

Next meeting is scheduled for 6:00 pm, October 13<sup>th</sup>, 2009 at City Hall.

The meeting was adjourned at 7:27 PM.

Respectfully submitted

George T. Lambe

Prairie Grass Preserve Homeowners Association

Secretary & Treasurer