

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, October 13th, 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. 7 residents and 0 non-residents of 60 total Association members were represented. Currently we have 40 out of 94 properties owner occupied.

Introduction of Guests

None

Reading and Approval of Previous Meeting Minutes

Minutes from the 07/14/2009 meeting were read and approved. An image of the minutes is available on the PGP website.

Treasurer's Report

The treasurer's report and proposed 2010 operating budget was reviewed. The three most significant items discussed included:

- (\$5,328) forecast credit in the Special Project: Entrance section. This is a timing issue with \$5,628.24 due to be reimbursed from Carity Land.
- \$6,000 under legal to support ongoing legal issues, plus the review and proposed changes to our documents to make them more consistent and enforceable.
- \$2,350 over budget forecast amount in Milwaukee Area Land Conservancy due to the fact that the FY08 fees were not paid until 2009.

Recommendation to the Board was to maintain the annual assessment at \$200 for 2010 and to accept the proposed budget as presented. The Board voted unanimously to do so.

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

New Business

Cul de Sac / Front Entrance Sign / Landscaping

- Membership was advised that the front entrance sign has been repaired and repainted.
- Membership was advised that the trees in the cul de sac had been re-staked and the bent conduit removed.
- Additional plantings and/or changes to the front entrance way will be deferred until next spring.

Old Business

Several Reminders

- **Weeds in Flower Beds / Mowing Lawn / Trim Borders**

Membership was reminded that it was their responsibility to manage weeds in their flower beds including long grass within their borders. Due to the late time in the season, we are going to defer corrective action on some properties until spring, but plan on following city guidelines and become more aggressive next spring and summer.

- **Lamp Posts**

Several occupied properties have lamp posts that are either not working or not installed. Letters have been sent to those properties to remedy the situation prior to beginning the fine process.

- **Non-Resident Owner Duplex/Condo Rental Fine Letter**

We are working with legal counsel and the owners of several of the properties to remedy the existing situation. Additional details will be discussed when appropriate. New potential owners of all condo/duplex properties are being advised in advance of their purchase that absentee renting of these properties is not permitted.

- **Front Entrance Off Ramp Landscape Repair**

John Hutson originally raised this issue and has not been available for comment at the meetings since the repairs were completed. The Board believes that this issue has been corrected and will remove it from future agendas.

- **City Petition Update**

Bill Guiney and John Hutson walked the neighborhood and gathered signatures on a petition to the City of Franklin requested that the City do a better job in looking out for the residences of Prairie Grass Preserve. The Board thanks them for their effort. Doug, with the support of fellow residents, presented this petition to the Mayor and City Council requesting their increased support in solving some of our problems. Some progress has been noticed such as city workers mowing the abandoned lots grass and increased police patrols.

- **MALC Update**

There has been no activity by MALC since the past meeting. We will be reviewing options we may have with our legal counsel and the Franklin City Attorney regarding potential breach of contract since they have not provided us with the contracted walking paths or certificate of insurance.

- **2009 Block Party Update**

Special thanks to Amy Thrasher, Lynne Lambe and Committee Members.

Website

Membership was reminder about our website:

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

Lynne Lambe made a request that membership be advised that fertilizing the trees along the street would benefit the Association as a whole. Suggested a comment on the website might

be a good idea.

Gordie Planning requested that a meeting reminder email be sent out to membership prior to meetings in the future to promote greater attendance. The Board agreed to implement this practice going forward.

Membership was advised that the 2010 meeting schedule will be communicated and posted to the website in early January

The meeting was adjourned at 6:33 PM.

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