

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, May 4th, 2010

6:00 PM

Franklin City Hall

MINUTES

George asked if there were any proxy votes being held in the audience advising that they needed to be turned in prior to the meeting to be considered in the election. None were forthcoming.

The meeting was called to order at 6:03 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 & Guests

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. 20 residents and 0 non-residents of 56 total Association members were represented. Currently we have 43 out of 94 properties owner occupied. Guests included Basil Ryan, Richard Barloga, and Jim Uhrinak

Board Member Election

George explained that membership had until 6:30 to place their vote. Roman and Tony spent a few moments introducing themselves to membership. George also advised membership that the date in the center of the ballot was incorrectly typed as 2009, but that all other dates and names listed were correct.

Reading and Approval of Previous Meeting Minutes

Minutes from the 03/09/2010 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. As in the March meeting, the three most significant items discussed included:

- The increase in annual assessment revenue and a reduction in planned other revenue. This was changed due to the fact that we now expect to collect 100% of 2010 dues in 2010 and ALL previously delinquent accounts and late fees were collected in December

which was not anticipated at budget time in October. This also reflects in the forecasted reserve being higher than budgeted since we ended the year with \$23,700 instead of the expected \$18,000.

- The (\$2,500) forecast credit in the Special Project: Entrance section. This is a timing issue with \$5,628.24 still due to be reimbursed from Carity Land.
- The \$2,350 over budget amount in Milwaukee Area Land Conservancy due to the fact that the FY09 fees have yet to be invoiced and were not paid in 2009.

Assessment Summary as of April 30th, 2010:

- For 2010 a total 81 of 94 properties have paid their annual assessment. The remaining 13 properties are owned by 2 non-resident owners, all condo/duplex properties. Additional collection efforts have begun for the remaining properties.
- 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

Traffic Violations in the Development

Doug advised membership that due to the large number of complaints regarding speeding, he had a meeting with the Franklin Police department requesting support controlling excessive speed in our development. Increased patrols will be provided. Please follow all traffic regulations and control your speed or you will be issued a violation.

Detention Pond Maintenance Issues

Doug advised membership that we had received some complaints that TOTM isn't cutting the entire common area around some of the retention ponds. We will be going over the areas of concern with them and will get this resolved by the next planned cut.

Mosquito's Control Options

Several options and costs were discussed and membership feedback was solicited. Options to be considered included individual home owner's spraying their own properties, adding chemicals to the ponds, adding fish to the ponds, and discussing professionally applied options with mosquito control companies. A show of hands was almost unanimous requesting the Board to move forward with evaluation and potential execution of options. Membership also requested the Board to consider non-chemical options if at all possible. The point was also made that there is a significant amount of standing water in the MALC property that is outside the Association's area of control. It was also suggested that the Board contact the City of Brookfield to understand the methods that they employ in controlling mosquitoes.

Old Business

Weeds in Flower Beds / Mowing Lawn / Trim Borders

Membership was reminded that it is their responsibility to maintain a well maintained lawn with weed-free flower beds, grass and weed-free flower bed borders, and maintained shrubs and trees. Violation letters will be going out over the next few weeks for properties not in compliance with this requirement. Membership was also reminded that vacant properties and lots that had tall weeds should be reported to the City of Franklin since that was covered

under their statutes and the PGP HOA has no powers in that area.

Dog Waste

Doug again reminded membership that we continue to have a significant issue with dog droppings not being cleaned up by their owners. This is a violation of a Franklin City ordinance and membership has been asked discuss this with violators, or to advise the police if they notice any violators. This issues need to be addressed immediately for a variety of health and safety reasons.

Landscaping / Mulching / Painting

Membership was reminded that it was their responsibility to obtain approval for new landscaping or changes to their existing landscaping (new plantings, beds, mulch color changes, etc). Landscaping projects that included replacing previously plantings and/or adding new mulch or annuals does not require additional approvals. Re-painting or touching up your home with the same colors does not require any approvals. Changes in colors or other external upgrades will require Board approval.

Lamp Posts

Membership was reminded lamp posts need to operate from dusk to dawn. These are our streetlights and need to be operational. If you do not know how to replace your bulb, please contact the Board and we will be happy to teach you how to do it.

MALC Update

There have been multiple complaints regarding the MALC property since the last meeting. These included the pieces of plywood, fallen trees, and metal stakes and trash on the property. We have been advised that the plywood is there for a nature study. There has been no response to the multiple requests for permission to go on the property to remove trash. Additional discussion was also raised regarding the lack of paths throughout the MALC property and the failure of MALC to produce the requested insurance rider covering PGP HOA.

Jim Uhrinak came forward and engaged in a lengthy and heated discussion with membership about a variety of issues with the MALC property. Mr. Uhrinak provided a map of his suggested paths which show a large percentage of the paths on PGP property and streets (see attached). Mr. Uhrinak also stated that the property restoration isn't far enough along for MALC to decide on and put in the required trails. John Hutson offered to cut and remove the cottonwood tree that is one of the main issues and Mr. Uhrinak refused. MALC's position is that they would rather have downed trees sit and decompose or potentially burn over multiple years rather than having them cut up and/or removed (even if they manually cut down the trees in the first place).

The Board asked, and Mr. Uhrinak committed, on the behalf of MALC, to furnish proof of insurance within the next week. He would also take Basil Ryan out later this evening to show him the existing paths on MALC property. Mr. Uhrinak is also going to provide dates and times in the future for membership walks through the preserve.

Annual PGP Clean-Up

Bill Guiney confirmed that this year's PGP annual clean-up will be June 5th at 9:00 AM.

Front Entrance

George advised membership that the additional grass planting and changes to the front entrance way will be completed over the next several weeks.

Mailbox Numbering

George advised membership what was being considered, but that there is no final costs available for this meeting.

2010 Block Party

There were no volunteers to organize a block party this year.

By Law Changes / Recommendations / Discussion

George advised that there was a suggestion to improve our voting process by incorporating some sort of secret balloting process for the future. This suggestion will be added to the list of potential improvements that the committee will consider over the rest of the year.

Membership was again requested to send their thoughts and ideas in so they can be added to the list to be reviewed.

Member Open Forum

Kim Ivers raised an issue about the excessive growth of cattails in the detention basin located behind her property. George advised her that he recently reviewed that particular pond and it is still in compliance. Because of their soup bowl design, the plants will grow in the shallow water around the edges. Because of the design of this particular pond, a large portion of the basin on all three sides is very shallow and lends itself to this issue which makes it appear overgrown but does not affect performance. Basil Ryan suggested we contact Ron with the City of Franklin and see if there are any detention basin grants available that may be used to improve the basins and make them more effective and/or decorative.

Susan San Agustin brought up the issue of tornado sirens. Doug advised that the residents should express their interest and opinions on this subject to the City of Franklin.

Board Member Election Results

George reported the election results to membership (see attached):

- Roman Iwinski 14 votes
- Tony Thrasher 27 votes

Three votes were not counted since the proxy was received after the start of the meeting.

Doug welcomed Tony to the Board and thanked Roman for his past three years of service to the Association.

Website

Membership was reminded 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.

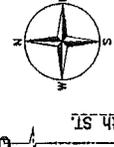
The next meeting is scheduled for 6:00 pm, July 13th, 2010 at City Hall.

The meeting was adjourned at 8:52 PM.

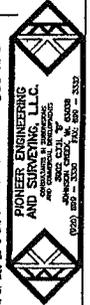
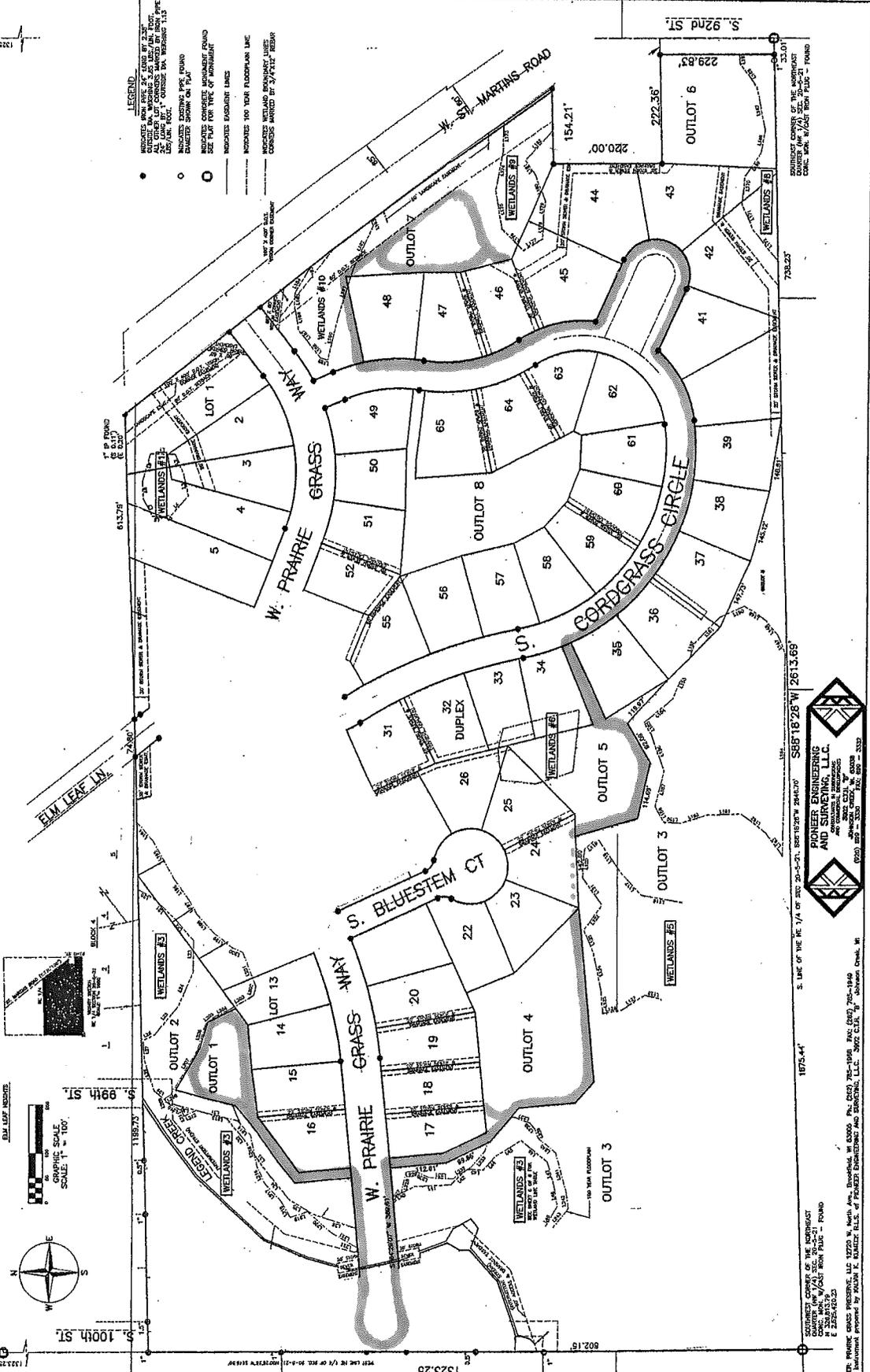
Respectfully submitted
George T. Lambe
Prairie Grass Preserve Homeowners Association
Secretary & Treasurer

PRAIRIE GRASS PRESERVE Homeowners Assn Walking Trail 5/4/2010

A RE-DIVISION OF CERTIFIED SURVEY MAP NUMBER 6462, AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



- LEGEND**
- INDICATES WALKING TRAIL MARKS BY 2" X 2" CONCRETE SETS. ALL OTHER LOT CORNERS MARKED BY 2" X 2" CONCRETE SETS. WALKING TRAIL MARKS BY 2" X 2" CONCRETE SETS.
 - INDICATES EXISTING PIPE FOUND. DIMENSION SHOWN ON PLAN.
 - INDICATES EXISTING PIPE FOUND. SEE PLAN FOR TYPE OF MATERIAL FOUND.
 - INDICATES EXISTING LINES.
 - INDICATES 100 YEAR FLOODPLAIN LINE. CONSIDERS MARKED BY 2" X 2" REBAR.



PIONEER ENGINEERING AND SURVEYING, L.L.C.
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 FRANKLIN, WISCONSIN 53120
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OWNER: PRAIRIE GRASS PRESERVE, LLC 12720 N. North Ave., Brookfield, WI 53005. P.L.C. (2007) 765-1998. P.A.C. (2007) 765-1949
 THIS INSTRUMENT PREPARED BY: ADAM F. BUNCE, R.L.S., of PIONEER ENGINEERING AND SURVEYING, L.L.C. 3902 CTR. St. Johnson Drive, IN
 1075444

