

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, July 13th, 2010

6:00 PM

Franklin City Hall

MINUTES

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
- Tony Thrasher, 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. 11 residents and 0 non-residents of 60 total Association members were represented. Currently we have 48 out of 94 properties owner occupied.

Reading and Approval of Previous Meeting Minutes

Minutes from the 05/04/2010 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 May 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 (\$3,600) 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 offset by the balance of the FY10 planned expenses.
- 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 July 13th, 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.

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

New Business

Front Entrance

Doug advised membership that we had some vandalism to the lights in our front entranceway. The repairs were made and everything is back in working order.

Bushes & the grass area behind the sign are still planned to be mowed/trimmed once we get the final quote from Trees On The Move.

Detention Basin Grants

Doug advised membership that he communicated with Ron at Franklin City Hall. Unfortunately there are no grants that we qualify for at this time.

PGP Neighbor Clean Up

Thanks were made to all members who help with the recent cleanup. Special thanks to Bill Guiney for organizing the event and to John Hutson for transporting all the trash to the dump.

Old Business

Mosquito's Control Options

Tony walked membership through the various mosquito control options that he researched. A list of this analysis (see attached) was forwarded to membership prior to tonight's meeting. After a lengthy discussion of the options, the Board voted unanimously not to pursue any of the options this year. This issue will be re-visited early next year.

Mailbox Numbering

George advised the Board and membership that the cost to put consistent numbers on all the mail boxes in the PGP neighborhood would be between \$150 and \$400 (plus potential labor) depending on if we put numbers just on the mail box doors or place them on the mail box doors and the paper address plates located below the mailboxes. Recommendation was to consider putting 2" gold letters on black background on the mail box doors and nothing on the paper address plates. Black numbers on white backgrounds could also be considered if membership preferred a reflective background. Tony and Doug are going to try removing some old numbers to see what damage to the existing paint might occur. Any further decisions will be tabled until the October meeting.

MALC Update

Doug apologized to membership for the string of emails that occurred over the past several weeks. MALC was attempting to convince membership that they were compliant with document requirements that they provide PGP HOA insurance protection since before we were an Association. Upon further research and receipt of documents from their insurance company, it was confirmed that the Association was not insured until June 30th, 2010. This,

combined with other MALC indiscretions, has convinced the Board that it is now time for us to meet with the Franklin City Attorney and discuss what support we can expect from the City and what remedies are available to our Association.

By Law Changes / Recommendations / Discussion

George advised membership that there has been no recent activity in this area. He also advised that he has received no input or suggestions from membership on any of our documents. It was advised that the plans are to have more specific to discuss at the October and April meetings and, if appropriate, to have any proposed changes on the ballot for the May 2011 meeting.

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/bed borders and maintained shrubs and trees. 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 an 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.

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 post 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.

Several new members also requested information on where else they can obtain lamp posts since they are on backorder at Signature Lighting. It was suggested that they contact Hanover directly to see who else distributed these lights. While waiting for the lamp posts to arrive, the Board requested that the property owners position their electrical and advise the Board that they have ordered their lights with plans to install them ASAP.

Website

Membership was reminded about our:

- 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

John Hutson advised membership that he has had cars/trucks doing u-turns on his property causing damage to his yard. It was suggested that the incident be reported to the police. John also discussed the possibility of putting a camera up on his property to survey the area for future incidents.

The next meeting is scheduled for 6:00 pm, October 12th, 2010 at City Hall.

The meeting was adjourned at 7.04 PM.

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

Mosquito Control Options – Prairie Grass Preserve

I. Overview

- A. Over 53 different species of mosquito in Wisconsin with wide variety of inherent problems
 - i. *Culex* genus is most concerning for diseases (SLE, WEE, and W. Nile viruses)
 - ii. *Aedes* genus and *Ochlerotatus* genus more concerning as nuisances and “pests”
- B. Recently, this issue was broached at the 5/4/10 HOA meeting with plans for further discussion among the board members after further research was done**
- C. Past minutes reflect this topic being brought up at the HOA meeting on 7/8/08 with plans for further discussion; however, the curious party did not attend next meeting for any follow-through
- D. Standing collections of water are a great breeding ground, but often only requiring a very small amount of water (>90% of mosquitoes from <10% of water.....U.W. Insect Lab 09)
- E. Controlling mosquitoes comes in 3 major types
 - i. **Adulticiding** (fogging, spraying, misting.....good for emergencies)
 - ii. **Larvaciding** (killing the immature stage.....more environmentally friendly....most common)
 - iii. **Water management** (temporary shallow water leads to greatest risk)
 - 1. DNR suggests retention ponds to have regular removal of vegetation as well as a steep bank profile (3:1); however, this is not feasible given other restrictions
 - 2. Other water management options include adding fish (to be described later)
 - iv. **Any applications of pesticides to larva/adults will require licensed professionals as well as a WDNR permit**

II. Benchmarking

A. Oak Creek

- i. Larvacide in catch basins every summer using their sanitation services (through grant money and WDNR permits)

B. Hales Corners

- i. Larvacide in catch basins (but not retention ponds) later in the summer period (late June); they also receive WDNR approval for this regular activity

C. Greenfield

- i. They perform “similar services”; using Altosid in their catch basins every mid-June/early July

D. Franklin

- i. Chief health officer (William Wucherer) states that they did larvacide in 2007, but have not performed this as of late (or on a regular basis) due to minimal effect
 - 1. He also reported that when they had treated, it was only the storm water basins
 - 2. They found that the Franklin basins were standard in their lack of stagnancy, and marked decrease in the *Culex* genus; therefore, less need for regular larvacide
 - 3. Craig Helker, water management specialist, handles Franklin

III. Chemical Products Used

A. Typically Altosid (environmentally responsible larvacide)

- i. Works by regulating the growth of insects so that do not become “biting, breeding adults”
- ii. Active ingredient is S-methoprene (shown to fix problem without affecting fish habitats)

B. Zenivex is the adulticide equivalent (concerning environmentally responsible issues)

- i. Etofenprox is active ingredient
- ii. “Least toxic active ingredient” per the EPA

C. All products used now (legally through the WDNR permits) are strictly evaluated so that they must be acceptable to not only the applied environment, but also the surrounding areas.

- i. This includes safety to pets and other vegetation (as was brought up during last meeting)

IV. Federal Agencies Input

A. EPA (of which Wisconsin is in region 5) agrees with all of the stances taken by the WDNR

i. www.epa.gov/pesticides

B. Wisconsin DHFS

i. This department defers to the rules/regulations of the DNR and EPA

ii. No specific statewide rules as they prefer that townships handle them individually

C. Additional References

i. American Mosquito Control Association (www.mosquito.org)

ii. Centers for Disease Control (www.cdc.gov)

iii. <http://www.dnr.state.wi.us/org/caer/cs/licenses.htm>

iv. <http://datcp.state.wi.us/core/insectspesticides/insectspesticides.jsp>

v. <http://www.dnr.wi.gov/fish/faq/stock.htm> (permits)

V. Quotes for Treating the Subdivision

A. Safeway Pest Management CO INC : 4 day procedure at ~\$7,500

B. Lawns, Inc. : use "Menace" as their product; \$2,300/5 acres

C. Kanavas Landscape Management Inc. : \$100/property lasting only 4 weeks

D. Best Choice Landscaping : too large of a project for them at this time

E. Up North Services : 79/lot with additional \$36 per square foot of surrounding areas

F. Mosquitoguy.com: suggested only being able to treat the tree line properties

VI. Mosquito Control via Fish

A. "Mosquito Fish" (*Gambusia* genus)

i. Life span of 1-3 years, 1-3" in length, easy to keep/breed, very tenacious in eating habits

ii. Will eat copious amounts of mosquito larvae; however, will eat other larvae and fish fry before eating the mosquitoes

iii. Consequently, there has been much research and concern about their effects on the ecosystem (particularly the frog/newt population in California)

iv. They are not native to Wisconsin and are not recommended for regular usage in ponds

1. WDNR will not allow a permit for this species, even if so desired

B. Fathead Minnows (*Pimephales promelas*)

i. Life span of 2-4 years, 2-4" in length, easy to keep/breed, native to the area

ii. This species has a better tolerance of the cold weather and resulting low oxygen levels

iii. Per WDNR, permit will be needed for minnows

iv. "Investigation of Fathead Minnows as Biological Control Agent of *Culex* mosquitoes"

1. Entomology Department of UW-Madison (J. of Amer. Mosquito Control Assoc., 2009)

v. Affordable options?

1. Bob's Bait Shop: 3 dozen at \$6.95

2. Joes' Bait Shop: dozen of smalls at \$2, dozen of larges at \$4

3. Finn's Bait and Tackle : dozen of smalls at \$1.75, dozen of larges at \$2.75

vi. Feasible option?

1. Per conversations with the DNR, the minnows "will eat larvae, but I don't know if it will be enough to affect the overall population of the preserve."

2. Bob Wakeman with water management (Brookfield)

a. Past experience with minnows shows "moderate" decrease

VII. Interaction between Mosquito Control and MALC

- A. Declaration of Restrictions for PGP (January 2005): one of 4 governing documents for the PGP
 - i. #23, section a. on page 7 states: “All lands, whether owned by Homeowners or common space owned by the Association **adjacent to or within thirty feet of the Protected Property shall not have applied to the land any pesticides**, as defined by s. 94.67, Wisconsin Statutes, as it may be amended.”
 - ii. This restriction is also repeated in the Conservation Agreement with MALC (lines 315-318 on page 7)
 - iii. This will affect properties that border on MALC land, and could affect applications of larvacides to the retention ponds (even though the Conservation Agreement makes pond maintenance the responsibility of the Association.....page 8, lines 396-400).

VIII. Interaction between the Retention Basins and PGP

- A. Conservation Agreement (January 2005): another one of 4 governing documents for the PGP
 - i. #9b, lines 400-403 states: “The Homeowners Association shall be responsible for the maintenance of the storm water basins in all respects other than approval of plant or seed sources....”
- B. This shows that PGP may maintain the basins as it is a HOA responsibility, not MALC

Questions? Please contact Tony Thrasher on the PGP website or 414-801-9969.