

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, March 8th, 2011

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. 6 residents and 0 non-residents of 61 total Association members were represented. Currently we have 50 out of 94 properties owner occupied. Guests included Ken Skowronski.

Reading and Approval of Previous Meeting Minutes

Minutes from the 10/12/2010 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. The most significant items discussed included:

- Pending payment from Carity Land to reimburse the Association for work done on the planting and lighting of the front entranceway.
- Lower than planned legal fees due to the fact that the Association paperwork corrections were not done during the year as originally planned.
- 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 2009 which was not anticipated at budget time.
- 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 March 6th, 2011:

- For 2011 a total 53 of 94 properties have paid their annual assessment. Outstanding dues are still owed by 10 residents (4 single family and 6 duplex) and 31 non-resident

owners (1 single family and 30 duplex). Follow-up communication and eventually fining will continue with delinquent members.

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

New Business

2011 Board Member Election Procedure and Timing

George advised membership that two Board positions were up for election in May. He advised members how they could nominate candidates and the process of their acceptance. Membership was also advised that PGP HOA would be moving to a new secret ballot process for this year's election. In addition, membership was advised that if you plan on attending the meeting in person, please be sure to arrive and turn in your ballot before 6:30 PM when the voting will close. If membership cannot attend the meeting in person or will arrive after 6:30 PM, they were advised that, per the By-Laws, their proxy votes must be received before the 6:00 PM scheduled start time of the meeting. Any proxy votes turned in after the start of the meeting will be discarded and not counted.

Doug Milinovich and George Lambe both advised membership that they would be running for re-election.

Front Entrance Lighting

Doug advised membership that the problem with the front entrance way lighting was not vandalism, but a burned out bulb that we have had repaired. Thanks to Diane Baranowski for bringing this to our attention.

Landscape Quotes

Doug obtained multiple new quotes for Association landscaping work for 2011. The quotes from Trees on the Move, Dreamscape and Happy Grass were discussed and the Board voted unanimously to go with Trees on the Move for 2011.

Ken Skowronski

Ken gave membership an update on the current plans for the Highway 100 and Loomis Road construction and on the recent Franklin City budget vote.

Letters/Violation Notice Update

Tony reminded membership to make sure to have any exterior improvements approved by the Board before doing the work. Prior approvals by the City or the Builders is important, but does not alleviate the property owner from either showing a prior approval from Carity Land or submitting an approval form to the Board. Changes that do not require prior approval include re-painting with the same colors, mulching with the same color mulch or replacing dead or annual plantings.

Tony also advised membership that the Board would be sending out the lamp post part numbers and their placement specifications to members who do not yet have their lamp post installed. It is the expectation is that lamp posts are to be installed prior to occupancy, but some of the bank foreclosure property sales went through without the new owners being aware of their responsibility. Due to the inclement weather last fall when several of these sales occurred, we decided not to send violation notices, but to wait until spring to begin

enforcement. The Board will be advising resident members that do not have their lamp posts currently installed, that they need to get them installed by May 1st. If there is a valid reason that the member needs additional time, the Board expects to be communicated with and will work with individual members as required.

Spring Cleanup

We will be discussing and setting a date to do this year's clean up at our May meeting.

Old Business

MALC Update

Doug advised membership that we have been communicating with the City regarding our issues with MALC. They have offered to join the Board in a joint meeting with MALC to help facilitate resolving some of the outstanding issues.

By Law & PGP Documents: Changes / Recommendations / Discussion

Examples of the potential changes were discussed during the reading of the minutes. We have received no additional suggestions since the last meeting. The Board again requested that membership send additional suggestions to be considered.

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

No additional items were discussed.

The meeting was adjourned at 7:15 PM.

Respectfully submitted

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