

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, May 3rd, 2011

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 6:04 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. 19 residents and 0 non-residents of 67 total Association members were represented. Currently we have 54 out of 94 properties owner occupied.

Reading and Approval of Previous Meeting Minutes

Minutes from the 03/08/2011 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 item discussed was the \$4,700 over budget amount in Milwaukee Area Land Conservancy due to the fact that the FY09 & 10 fees have yet to be paid.

Assessment Summary as of May 3rd, 2011:

- For 2011 a total 72 of 94 properties have paid their annual assessment. Outstanding dues are still owed by 3 residents (1 single family and 2 duplex) and 4 non-resident owners (0 single family and 18 duplex).

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

New Business

PGP and City of Franklin Violations Reminders/Update

Doug reminded Membership that as members of a planned community, many improvements/changes to the exterior of your properties require Board review and approval. These changes include additions, decks, patios, painting the house and/or trim different color, children's play sets, and significant changes to your landscaping. Items that do not require approvals would be repainting the same colors, replacing landscape planting/material with the same material, or the planting of annuals.

Membership was also reminded that it is their responsibility to keep their flower beds and trim borders weeded as we move into summer.

Lamp Posts Expectations

George reminded membership that it is the expectation is that lamp posts are to be installed prior to occupancy, or as soon as possible thereafter. Reminder notices were sent out and the majority of the property owners missing lamp posts have responded with their planned timing to install the lamp posts. The remaining properties will be reminded again to complete this requirement ASAP.

Spring Clean-Up Date

Angie Sterling volunteered to organize the annual neighborhood cleanup. The time and date will be communicated with membership as soon as it has been finalized.

Jim Davidson raised the issue that neighbors frequently were placing trash and recyclables out in windy conditions without properly securing them. Greater care in this area would help reduce the amount of trash being blown throughout the neighborhood.

Old Business

MALC Update

Doug advised Membership that we have continued communications with MALC leadership in an attempt to resolve our differences. Involving the City of Franklin attorney appears to be the next step in the process.

Update on Potential Zoning Change for Lots 63,64,65

George advised membership that the previous month's discussion about Carity Land requesting the City to allow the rezoning of three lots was continuing. Conversations with Bill Carity have indicated that, in return for our support in this endeavor, Carity Land would finance the costs to not only adjust the paperwork for this activity, but would allow us to incorporate some of our desired changes at no cost to the Association, including some legal support in rewording our documents as required. Further discussions will occur and proposals will be brought back to membership for consideration, and then potentially, a vote.

By Law & PGP Documents: Changes / Recommendations / Discussion

No proposed additions or modifications were received since the prior meeting.

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.

Remaining 2011 PGP HOA Meetings

- July 12th, October 11th

Member Open Forum

Lois Guenther asked about the status of Lot 32 which has the orange trim stain. Doug advised her that Mr. Carity was working with the owner in an attempt to get them to change the trim to a more acceptable color.

Jim Davidson brought up the issue of dog owner’s using the end of Prairie Grass Preserve to walk their dogs and not picking up the dog waste.

There was general discussion about excess speeding in the development. Doug will be discussing the potential for placing a speed wagon in the neighborhood to make drivers more aware of their actual speeds. Additional patrols by Franklin City police would also be requested.

Hedy Iwinski asked about the status of the boat in the driveway of Lot 15. Membership was advised that a variance was granted for the boat to be parked in the driveway. The point was raised that the timeframe was longer than Membership felt was appropriate and the Board agreed to expedite its removal and to put tighter time limits on future variances.

2011 Board of Director Election Results

George and Christine Hutson completed counting the submitted ballots.

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

George Lambe	58
Douglas Milinovich	39
Scott Swessel	29
Steve Bobowski	2
Dennis Swessel	2
John Hutson	1

George and Doug are re-elected for a new two year term.

The meeting was adjourned at 7:00 PM.

Respectfully submitted

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

2011 PGP Homeowners Association Annual Meeting Ballot

Election of two Board members to a two (2) year term.
Douglas Milinovich and George T. Lambe's Board positions are up for election in 2011.

Please vote for two candidates

George T. Lambe ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| |||||

Douglas Milinovich ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| |||||

Scott Swessel ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| |||||

Steve Bobowski || _____ (write in name)

JOHN HUTTON | _____ (write in name)

DENNIS SWESSEL || _____ (write in name)

_____ (write in name)

_____ (write in name)

CHRISTINE HUTTON

John
10/5/03/2011