

PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION MEETING

Tuesday, March 26th, 2013

6:00 PM

Franklin City Hall

Minutes

The Meeting was called to order at 6:00 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
- Christine Hutson, Vice President, PGP Homeowners Association
- George Lambe, Secretary & Treasurer, PGP Homeowners Association

Introduction of Attending Members & Guests

Members of the association were requested to introduce themselves. 14 residents and 0 non-residents of the 73 total Association members who own the 94 habitable properties were represented. Currently we have 67 out of 94 properties owner occupied.

Reading and Approval of Previous Meeting Minutes

Minutes from the 10/09/2012 meeting and the 02/06/2013 Special 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.

2012 Final Budget Review

The most significant items discussed were:

- \$8,000 under budget in revenue due to 15 duplex lots outstanding dues plus the front entranceway dollars due from Carity Land.
- Overspent \$865 on common area maintenance specifically extra retention basin maintenance and common area mulching.
- \$4,875 under budget in Milwaukee Area Land Conservancy due to the fact that the FY09, 10, & 11 fees were all paid in FY11 after the FY12 budget had been finalized.
- \$1,400 under budget in legal.

2013 YTD Budget Review

The most significant items discussed were:

- Unbudgeted revenue windfall of ~\$15,000 due the sale of Carity Land's 6 lots. Payment included past due assessments, fines, or their share of the front entrance improvements.
- Revenue windfall was partially offset by ~\$3,900 due to the additional 25% on time payment discount offered to Membership.

- All Members except for 3 properties have already paid their FY13 assessment. Expect one more to pay and the remaining 2 will require further collection activities.
- Special Projects, Entrance is forecast to exceed budgeted amount by ~\$800 due to the unplanned need to pay for snow removal for the sidewalk in front of the entrance sign.

Assessment Summary as of March 25th, 2013:

- For 2013 a total 91 of 94 properties have paid their annual assessment.
- Outstanding dues are still owed by 1 resident and 1 non-resident owners (1 single family and 2 duplex properties).
- For 2012 a total 91 of 94 properties have paid their annual assessment.
- Outstanding dues are still owed by 1 resident and 1 non-resident owners (0 single family and 3 duplex properties).
- For 2011 a total 91 of 94 properties have paid their annual assessment.
- Outstanding dues are still owed by 2 non-resident owners (0 single family and 3 duplex properties).

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

New Business

2013 Board Member Election Procedure and Timing

George advised Members that Doug and George’s Board positions up for election on May 7th. Any members who were interested and willing to serve were requested to advise George so their names could be added to the ballot. The 2013 voting procedure was reviewed in detail

2013 Landscape Quotes

Doug advise membership that we have received two bids for 2013 service. After discussion the Board voted unanimously to accept the Trees On The Move three year contract with a fixed price for the duration of the contract.

Holiday Decorations Reminder

Members were reminded that it was time to remove any remaining holiday decorations.

PGP and City of Franklin Violations Reminders/Update

a) Exterior Improvements/Changes Expectations/ Additions/Landscaping/Painting

Membership was reminded that many exterior improvements/changes require submission of an architectural review form. These included additions, painting a different color, play sets, new planting beds or significant landscape changes, etc. Replacement of plants that have died, annuals, or repainting the same colors do not require any approvals.

b) Lamp Posts Expectations

Membership was reminded that it is the expectation is that lamp posts are operational. Members who needed help changing their light bulbs should contact Doug for assistance.

Old Business

Update on Deed Restrictions Amendment One

The buyer of the lots from Carity Land has received enough signatures from Membership to move forward with Amendment One. The motion is currently in front of the Franklin City Common Council pending some additional information. Once past the Council, it will be

registered with Milwaukee County and will then become an official change to our property documents.

Update on Deed Restrictions Amendment Two

The steps completed to date include discussion of potential changes with Membership at the October meeting, creation of a discussion document and posting to the Association website for Membership review, review and discussion of this document by Membership at the February Special Meeting, and creation and communication of the proposed Deed Restrictions Amendment Two. These documents are available on the PGP web page for Membership review. Membership was advised that the Board supports the amendment as written and requests Membership to review it, and if you are in agreement, return your signed, notarized signature sheet.

Changes to Bylaws Discussion / Timing

Once the Deed Restriction Amendment Two process has progressed to the point that it appears it will move forward, the Board will revisit the By Law amendment discussion document created in June, 2012, update it based on feedback received from Membership, and present it to Membership for review and comment. After that, a final version will be created and put to vote by Membership.

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.

2013 PGP HOA Meetings

- a) May 7th
- b) July – TBD if necessary
- c) October 8th

Member Open Forum

Michael Dicks raised his concern about the perception created by Neumann Companies offering a gas card in exchange for Membership returning their Amendment One signature page. It was acknowledged on how that could be perceived and the explanation shared based on conversations with Neumann was that it was offered to ease the effort/hardship required by Membership to get their signature notarized.

It was also discussed on whether or not we could vote on each individual change in the Deed Restrictions Amendment Two and/or the By Laws versus the document in total. The Board shared that they seriously considered this and could not support this direction for several reasons. First, some sections of the legal document related to other sections/documents and could not stand alone if earlier or later portions were rejected. Second, Membership has had several opportunities to discuss the individual points and attempt to modify them accordingly. Third, for these documents to have any chance of being passed and moving the Association forward, there will need to be some compromises so that everyone in the Association gets some of what they prefer, but accept a few things they are not as fond of.

Ronnie Kalagain asked if there were ever going to be any additional sidewalks in the development, specifically on Cordgrass Circle. It was advised that, with the developer no longer involved with us, if additional sidewalks were desired they would have to be paid for by Membership. This conversation expanded into why we were shoveling the "sidewalk to

nowhere” in front of the development sign and Membership was advised about the malicious complaint from a homeowner forcing the issue. There was additional conversation about the sidewalk at the West end of the development in front of the MALC prairie.

The meeting was adjourned at 7:20 PM.

Respectfully submitted

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