

PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION MEETING

**Tuesday, May 6th, 2014
6:00 PM
Franklin City Hall**

Minutes

A final call for all Proxy Votes was made before calling the meeting to order.

The Meeting was called to order at 6:01 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
- Christine Hutson, Vice President
- George Lambe, Secretary & Treasurer

Introduction of Attending Members & Guests

Members of the association were requested to introduce themselves. 17 residents and 0 non-residents of the 78 total Association members who own the 92 habitable properties were represented. Currently we have 72 out of 92 properties resident owned/occupied.

2014 Board Member Election Procedure and Timing

George reminded Membership on how the election process would proceed throughout the evening, including the 6:30 pm cutoff time for Member voting.

Reading and Approval of Previous Meeting Minutes

Reading of the minutes was waived. An image of the minutes is available on the PGP website.

Treasurer's Report

The May 6, 2014 Treasurer's Report was reviewed.

The most significant variance items discussed were:

- Special Projects, Entrance is forecast to exceed budgeted amount by ~\$1,100 due to the larger than planned need to pay for snow removal for the sidewalk in front of the entrance sign due to the complaint to the city from one of our residents. The Association has been forced to pay \$1,460 to date due to this resident's action.
- Currently, the only planned legal costs for will be to lien our remaining delinquent property. Any costs related to progress of the Deed Restriction and By-Laws revision process will be determined by actions requested by Membership so this may become a variance by yearend.

Assessment Summary as of May 6th, 2014:

- For 2011, 12, 13, & 14 a total 90 of 92 properties have paid their annual assessment. Outstanding dues are still owed by 1 non-resident owner (2 duplex addresses). Legal proceedings have begun for this property.

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

New Business

- **Exterior Improvements/Changes Expectations**

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.

- **Lamp Posts Expectations**

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

- **Retention Ponds**

Bill Guiney requested that we revisit improving pond health and potentially adding some degree of mosquito control. He suggested it might be worth investing in simple solutions to ease the concerns of the mosquito incubation in our stagnant ponds. His proposal was to consider a product called a PondHawk (brochure attached).

Doug advised that this was researched in the past and that, in addition to the costs, since the DNR ponds and wetlands cannot be treated, the effect would be minimal. A long discussion on various options ensued. Consensus in the room was to not proceed further at this time. It was suggested that affected homeowners consider the electronic/propane mosquito magnets/traps which are reputed to work well.

Old Business

- **Update on Deed Restrictions Amendment Two**

No actions have occurred since our last meeting.

- **Changes to Bylaws Discussion / Timing**

The Bylaws discussion remains on hold until the direction of Deed Restrictions Amendment Two is resolved.

- **MALC Update**

Membership was advised that MALC was planning a prescribed burn.

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.

2014 PGP HOA Meetings

Next scheduled meeting date is October 15th

Member Open Forum

A question about the grooving of the streets was raised. Doug advised that the City was planning to come back and fix the grooves and several potholes.

Bill advised that the plowing and push-backs in the cul de sacs were substandard last winter. Doug requested membership to advise it that occurred again in the future and he would reach out to the City for remediation.

Membership brought up the fact that the paint on the entrance sign was starting to peel. John suggested we look into a more permanent product as a finishing option

A conversation of what does or does not describe landscaping ensued with members mentioning that several properties have the absolute minimum in place even though they have been occupied for more than the requisite year.

Christine Hutson made an outgoing statement regarding her tenure on the Board.

2013 Board of Director Election Results

George and Sherry Zube counted the submitted ballots.

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

Christine Bialk	44
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Basil Ryan	1
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One vote was not counted

The Board and Membership welcomed Christine Bialk to the Board and thanked Christine Hutson for her past two years of service.

The meeting was adjourned at 6:46 PM.

Respectfully submitted

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

2014 PGP Homeowners Association Annual Meeting Ballot

Election of one Board member to a two (2) year term.
Christine Hutson's Board position is up for election in 2014.

44 Christine Bialk |||| ||| ||| ||| ||| ||| ||| ||| ||| |||

1 Basil Ryan | (write in name)

_____ (write in name)

_____ (write in name)

_____ (write in name)

_____ (write in name)

1 INVALID BALLOT

Sherry J. White 5/6/14

[Signature]
05/06/2014