

PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION MEETING

Tuesday, May 05th, 2015
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 Bialk, 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 79 total Association members who own the 90 habitable properties were represented. Currently we have 75 out of 90 properties resident owned/occupied.

2015 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

Minutes from the 10/15/2014 meeting were read and approved. An image of the minutes is available on the PGP website.

Treasurer's Report

The May 05, 2015 Treasurer's Report was reviewed.

The most significant variance items discussed for 2014 were:

- Insurance was ~\$450 higher than budgeted due to a premium increase.
- Special Projects, Entrance exceeded budgeted amount by ~\$550 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 \$2,040 to date due to this resident's action.
- Special Projects, Cul-De-Sac (s) Entrance was \$500 less than budget due to the fact mulching was deferred to 2015.
- There were no legal costs for 2014 resulting in a savings of \$5,000 to the budget.

- Summary: 2104 expenses were ~\$4,100 less than budgeted.

Assessment Summary as of May 6th, 2014:

- For 2011, 12, 13, 14 & 15 a total 88 of 90 properties have paid their annual assessment. Outstanding dues are still owed by 1 non-resident owner (2 duplex addresses).

The most significant items/expected variance items discussed for 2015 were:

- Insurance forecast to be ~\$430 higher than budgeted due to premium increase.
- Special Projects, Cul De Sac (s) planned to be ~\$1,500 over budget due to planned mulching that was deferred and planting of grasses in the “pond” of the Cordgrass island.
- Special Projects, Retention Basin(s) planned to be ~\$2,400 over budget due to landscape fees related to removal of tree and plant material.
- There is a placeholder for legal costs of \$5,000 in case the Association decides to proceed with modification to the legal documents or has other legal fees.

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

New Business

- **Front Entrance Monument Painting & Repair**

Doug advised membership that research has been done on more permanent options like ceramic paint versus just painting. For the vendors that were even interested in a job as small as this the estimated costs were in excess of \$5,000. The decision was to repair the cracks and have the monument re-painted.

- **Front Entrance & Cul-de-sac Pending Maintenance**

Membership was advised that the large tree and weed growths where the water enters the retention ponds was cut back. In addition, the trees overhanging the entrance sign was cut back to allow sunlight to the plantings.

- **PGP and City of Franklin Violations Reminder/Update**

- **Exterior Improvements/Changes**

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. All Members who do not have their lamp posts installed have been contacted and all except for one have made commitments for installations.

- **Retention Basin Drain Pipe**

A member mentioned that when the plantings are cut down the drain pipe is visible and unsightly. It was suggested that plantings or rocking of them would improve the aesthetics. There was a good conversation among attendees and the decision was made to get quotes to rock the corrugated pipes, and/or around the ponds and make a decision on if we want to proceed and if we do, how many of the ponds would be completed at a time.

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**

No actions have occurred since our last 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.

2015 PGP HOA Meetings

Remaining PGP HOA Meetings

- October 7th

Member Open Forum

- There was a long discussion about some speeding in the neighborhood and Doug indicated that he may considering asking the City to put one of the speed monitoring device in his front yard. He was advised that he would need to get a variance from the Board.
- There was another discussion about putting a playground in the Cordgrass cul-de-sac. The neighbors in the vicinity were not in favor of it, and there was concern about a playground in the middle of a street. Another idea was to consider others areas within the development. Doug offered to discuss whether MALC would consider letting us use some land at the end of Prairie Grass. An additional issues raised was that this would significantly increase the liability to the Association. The decision was made to do the research and then discuss it once more information was known.

2015 Board of Director Election Results

George and Brett Matscke counted the submitted ballots.

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

George Lambe	40
Doug Milinovich	41
Scott Iwinski	1
Delores Baronowski	1

The meeting was adjourned at 6:49 PM.

Respectfully submitted

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

2015 PGP Homeowners Association Annual Meeting Ballot

May 5th, 2015

Election of two Board members to a two (2) year term.
Doug Milinovich and George Lambe's Board positions are up for election in 2015.

Doug Milinovich ||||| ||||| ||||| ||||| ||||| ||||| 41
||||| ||||| |

George Lambe ||||| ||||| ||||| ||||| ||||| ||||| ||||| 40
|||||

SCOTT WINSKI - 1 1
(write in name)

DELORES BARNOWSKI - 1 1
(write in name)

(write in name)

(write in name)

(write in name)

Brett Matschke 5/5/15
BRETT MATSCHKE

[Signature] 05/05/2015