

PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION MEETING

Wednesday, October 7th, 2015

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
- Christine Bialk, Vice President
- George Lambe, Secretary & Treasurer

Introduction of Attending Members & Guests

Members of the association were requested to introduce themselves. 12 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/building.

Reading and Approval of Previous Meeting Minutes

Minutes from the 05/05/2015 meeting were read and approved. An image of the minutes is available on the PGP website.

Treasurer's Report

The October 15, 2014 Treasurer's Report was reviewed.

The most significant variance items discussed were:

- Insurance is being projected to be ~\$1,100 higher than budgeted due to a premium increase.
- Special Projects, Cul De Sac (s) Entrance is forecast to be ~\$1,000 higher than budget due to the planned work and mulching which was deferred from next year.
- Special Projects, Retention Basin (s) is forecast to be ~\$2,400 higher than budget due to the planned stone work and the tree/weed removal that was done in the spring.
- Legal costs for the balance of 2015 are estimated at ~\$2,000 resulting in a savings of \$3,000 to the budget.

Assessment Summary as of October 1st, 2015:

- A total 88 of 90 properties have paid their annual assessment.
Outstanding dues are still owed by 1 non-resident owner (2 duplex addresses).

2016 Proposed Operating Budget

- Proposal is consistent with FY12, 13, 14, & 15 actions.
- Maintain dues at \$200 per address combined with a (\$4,500) credit in Special Assessment

which represents a 25% discount for all members who pay their 2016 assessments on time, and do not have any outstanding dues or fines pending. This FY16 proposal was recommended since it has been determined that the Association currently has sufficient funds in reserve for planned activities and minor emergency needs, but the pre-payment discount is being reduced due to the potential for significant legal fees in 2016. If the legal situation changes before the dues statements are emailed, the Board will consider adjusting these discount either up or down.

- Special Projects buckets include \$2,500 for snow removal, mulching and plant replacement, down \$4,500 over FY15. This number may increase if there is a decision to do additional stonework in the retention basins.
- \$12,000 legal estimate for costs related to attorney fees relating to action being considered pertaining to illegal renting. In addition, association paperwork revisions and/or other legal costs assuming the Deed Restriction and By-Laws revision process may become active.

Recommendation to the Board was to maintain the annual assessment at \$200 for 2016, combined with the 25% early payment discount for compliant members, and to accept the proposed budget as presented. The Board voted unanimously in favor of the motion.

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

New Business

- **Front Entrance Monument Painting & Repair**
Doug advised membership that we will be repairing the cracks and have the monument re-painted in the spring.
- **Front Entrance & Retention Basin Pending Maintenance**
Membership was advised that the large tree and weed growths where the water enters the retention ponds will be cut back. Membership also discussed putting stone around the retention basin inlets (rip-wrapping). Cost is estimated at about \$325 per entrance and membership indicated that they supported we begin with a few to see how it goes.
- **Front Entrance Parcel Mowing**
Membership was advised that the City of Franklin received a complaint of thistles in the area behind the entrance sign. They came and cut the area and will be submitting the Association with a bill. We will use this as an opportunity to revisit this issue with DERM to see if we can get permission to keep this area cut back.
- **Cul-de-sac Maintenance**
Membership was advised that we would be filling in the Parade of Home Pond in the cul-de-sac island will be filled in and planted with grasses.
- **Snow Removal Contract**
A contract was sign for snow removal for the 14/15 winter season
- **Sidewalk / Front Yard Setback Snow Removal Reminder**
Doug reminded Membership about the Franklin City practice of push-back plowing that may impact the first 15+- feet of your property/landscaping. He also advised membership to contact him if the plows do excess damage to their properties and/or their mailboxes and he will coordinate with the City of Franklin.
- **Winter Parking Reminder**
Membership was reminder about the City of Franklin parking ordinance that restricts overnight parking between November 1st and April 1st. Exceptions needed to be approved by the

Franklin City Police Department.

- **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.

- **Rental properties legal update**

The Board received several specific requests from Membership regarding alleged illegal renting. We hired a real estate attorney who sent notification to the two individuals supposedly renting said properties. One of the individuals hired their own attorney who responded to our attorney with the reasons they felt they were not out of compliance. After conversations with our attorney, the two options that presented themselves were to ignore the situation or take it to court and let a judge decide. His estimate was that we would have about a 66% of being successful. After a very lengthy discussion with membership and considering alternatives, it was suggested that the Board defer immediate court action against these properties, go back to the Attorney and have him help us get the Association's paperwork corrected and in place, and then pursue the action against the illegal renting. The question of whether or not they would be grandfathered until they sold, and if they did sell, would that right to rent be grandfathered was discussed and the Board advised they would have to be refer back to our Attorney.

Old Business

- **Update on Deed Restrictions Amendment Two**
Discussed during Rental property conversation above.
- **Changes to Bylaws Discussion / Timing**
Discussed during Rental property conversation above.
- **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.

2016 PGP HOA Meetings

2016 Planned PGP HOA Meetings (pending availability of City Hall)

- May 3rd
- October 12th

Member Open Forum

Additional discussion on the above Rental issue continued for about 15 more minutes.

The meeting was adjourned at 7:23 PM.

Respectfully submitted

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