

**PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING**  
**Tuesday, June 26, 2007 @ 6:00 PM**  
**Franklin City Hall**

**MINUTES**

The meeting was called to order at 6:10 PM.

**Welcome**

The PGP Homeowners Association president Doug Milinovich welcomed the Membership and guests.

**Introduction of Board of Directors**

The Board was introduced and the Membership advised of the positions being held and the Board members initial terms of service:

President:	Doug Milinovich	2 years
Vice President:	Roman Iwinski	1 year
Secretary/Treasurer:	George Lambe	2 years

**Introduction of Guests**

Mr. Bill Carity of Prairie Grass Preserve LLC & Carity Land Cooperation was in attendance (although as a property owner in PGP, Bill is technically a member).

**Introduction of Attending Members**

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. 20 of 57 members were represented.

**Reading and Approval of Previous Meeting Minutes**

Minutes from the 05/14/2007 meeting were read and approved. An image of the minutes is available on the PGP website.

**Treasurer Report**

The treasurer's report was reviewed. All current residents have paid. In total 86 of 94 properties / 61 of 65 lots have paid their annual assessment. Additional follow-up is occurring with the two remaining owners before lien/collection options are pursued. An image of the treasurer's report is available on the PGP website.

**New Business**

Entrance to Subdivision: Entrance sign work and landscaping will be paid for by Mr. Carity. We are still waiting for final quote from WEPCO for the electrical. Mr. Carity indicated he may be willing to assist with some of those costs, but no decision will be made until final numbers are known. The Board has a copy of the plan that Membership is welcome to review. The work is tentatively scheduled to begin in fall. The Board and

Membership want to express our thanks to Mr. Carity for his generous financial support. An image of the proposed landscaping is available on the PGP website.

Website: We have a website: [www.pgpassoc.com](http://www.pgpassoc.com). It's up and running! Membership directory password = pgpassoc. Please check here for any information you may need.

Email Account: [pgpassoc@yahoo.com](mailto:pgpassoc@yahoo.com) Please keep all emails to the purpose of the association. Please do not sign email account up for anything. Please do not supply the address to anybody who is not an association member.

Mailing Address: P.O. Box 320051 Franklin, WI 53132.

Checking and Savings Account: We have created a checking and savings account with Chase bank. Saving is interest bearing and by using web pay, all bills can be paid with no checking or postage charges to the Association. If/when we have sufficient funds in reserve, reserve amounts will be put in higher interest bearing instruments.

Insurance: Our insurance will be with American Family starting in September when the current policy with R&R expires.

Storm Damage: We had a fair amount of storm damage. We will be getting the cul-de-sacs repaired ASAP. Trees on the Move was requested to provide a quote for the repair work. Mr. Carity offered to pay for the repair work and recommended considering the use of the landscaper who initially installed the plantings.

There was a short discussion with John Hutson regarding ponds/trees in designated wetlands. Additional conversation to be held after the meeting. Membership was advised that wetlands are not to be touched under any circumstances, even if they are on a member's property.

Barb Mrvos discussed a concern with weeds on vacant lots. Membership was advised that the Board was actively requesting complete home sites to complete their landscaping. The City of Franklin has a weed ordinance. Members are urged to contact the city if they feel the properties are not being maintained to code.

MALC issues: There was no spring burn this year as conditions were not correct for it. One is planned for next spring. Any standing water on a part of MALC's property will be left to turn into a wetland. They will not fill in low spots or pump them out. They had storm damage to their property; some of which has been taken care of. We are working with them on the completing the rest.

Pond Aeration: Options on pond maintenance were discussed. Summary:

- Our ponds are shallow, so any aeration done will not be as effective as it could be.
- There are three types of aeration: solar, fountain, and aquarium.
- Solar is a waste of money
- Fountain is more decorative, more expensive, and less effective than aquarium.

- Aquarium will be the most effective.
- Due to the fact that the ponds are storm water retention there is movement which appears to be reducing growth of algae.
- Preliminary estimates for aquarium aeration are approximately \$3,500.00 per pond. This does not include the cost of getting power to the ponds. In addition, there would be monthly electrical charges and increase in insurance premiums if the ponds are aerated.

This was followed by a long discussion with Membership on our ponds and the many options to be considered. All agreed that additional conversation and research would be needed before any decisions could be made.

Violations: The Board has talked with many members of the association individually about violations on their properties. It is the Board's policy to not publicly discuss these. In the near future, we will be providing Membership with a form to be used to request Board review and approval of any landscaping, desired property improvements and/or installs. This signed document can then also be used as proof of PGP Association approval when applying for permits with the City of Franklin. Scanned copies of these approvals/rejections will be maintained in the Officers area of the web site for use of this and future Boards.

Speed: There has been some concern raised over the speed which some people are traveling through the subdivision. Please drive at a reasonable and safe speed. The speed limit is 25mph. If we continue to have an issue, the Board has advised Membership that we will be requesting assistance from the city.

Handling Issues You May Have: Any issue that you have needs to be addressed with your Board, which includes landscape and other property improvement requests. Carity Land is no longer to be contacted directly. If we need Carity Land's assistance, the Board will seek it.

Contacting the Board: The best and most convenient way to contact a Board member is through the "Contact Us" tab on the website or email. Please try this method before calling or knocking. This allows us to document request and our responses for future review.

Dogs: As a courtesy to your neighbors please be sure to be pick up after your dog(s). In addition, it is a city ordinance. Common areas are exactly that and your dogs waste should not be left in these areas or on anybody's private land. Dogs are not allowed in the ponds at any time.

Bylaws:

Mr. Carity advised membership that there is an original set of bylaws from 2004. He will be forwarding a copy to the association which will be posted on the web site for Membership to review. Additions and/or changes will be discussed at our next meeting.

## **Old Business**

None

## **Members Open Forum**

Diane Baranowski mentioned building materials strewn in and throughout the condos properties, Lot 56 has open basement windows & incomplete landscaping, and that the real estate signs in the division were not being maintained or displayed in a professional manner. Diane was requested to compile a list of specifics pertaining to the above and provide it to the Board for action.

Roman updated the group on the condo areas with the information he knew.

Hedy Iwinski brought up the issue on overturned outhouses. Doug said he will contact the owners and have the situation corrected.

Barb brought up pot holes in the entrance way and throughout the development. Mr. Carity asked for a map indicating their locations and advised he will have them repaired. Doug to provide a map ASAP.

Peggy Zimmerman suggested petitioning for a light on hwy 100 and raised speed issues near our entranceway. John was requested to gather information and the required forms from the city.

Roman has been requested to get the master plan and advise the Membership what the properties around our subdivision are zoned for.

The next association meeting is scheduled for Tuesday, August 28<sup>th</sup> @ 6:00PM at City Hall.

The meeting was adjourned at 7:57 PM.

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