

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, August 28, 2007, 6:00 PM, Franklin City Hall

MINUTES

The meeting was called to order at 6:00 PM.

Welcome

Doug welcomed all attendees to the meeting.

Introduction of Board of Directors

Members of the Board introduced themselves.

Introduction of Guests

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. 15 (14 residents and 1 non-resident) of 57 members were represented.

Reading and Approval of Previous Meeting Minutes

Minutes from the 06/26/2007 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 90 of 94 properties / 63 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

Bylaws Improvement Discussion: Some potential changes to the bylaws were discussed to get membership input. These included rental of single family homes, increasing penalties for non-payment of dues and bylaw/deed restriction violations. We also discussed the creation of the architectural guidelines which will be available for membership to use when considering home improvements.

Handling contractors working in the subdivision: Membership was reminded that only the Board has the authority to work with contractors on what they are doing on Prairie Grass Preserve property, how it is being done, and any changes to signed contracts. To avoid confusion and potential liability, please advise the Board of any issues you may have with work being done on common property.

Master Plan Report: Roman met with Ron Romus, Franklin City Engineer, and obtained a map of the current zoning for the local area. This map will be available on the PGP website.

Traffic Light / Speed Report: John Hutson gave a report of his meeting with Randy from the Milwaukee County Highway Department. Randy will advise John when the highway department meeting will be held. This will be where we will need to go to request a light or speed reduction.

2008 annual assessment: George referred to the Treasurer's Report and the 2008 budget. Based on these projections and the desire to build a reserve, the proposed assessment for 2008 was \$200 per address. After conversation with membership, the PGP Board voted unanimously to accept the proposal.

MALC issues: There will be no fall burn this year. We plan on requesting that MALC perform significant cleanup in the early spring. Membership was advised that no one is to do any work on MALC's property without both MALC and PGP Board approval.

Old Business

Membership was reminded of our website: www.pgpassoc.com, eMail Account: pgpassoc@yahoo.com and Mailing Address: P.O. Box 320051 Franklin, WI 53132.

Speed: of vehicles traveling through the development continues to be a concern. Membership was advised that the Board will be requesting assistance from the city.

Entrance to Subdivision: Doug updated membership on the status of the entrance sign work and landscaping. The three costs associated with this project are the planting and plant material, getting electric to the sign, and hooking the electric to the new lighting. Mr. Carity has agreed to pay for the plantings and give \$1,000 towards the electrical work. That left an estimated balance of \$1,500 -\$2,000 for the balance of the project. After conversation with membership the PGP Board voted unanimously to complete the project. The Treasurer was also requested to add a line item for electric to the 2008 budget. The work is tentatively scheduled to begin in the fall.

Mowing around the ponds: will be reduced from three times a year to two, with fall being one of the two times. Membership was reminded that they are not to mow any of the section of the ponds on their own. All work is to be completed by contractors hired by the Association.

Insurance: our new policy takes effect in September. Our new carrier is American Family.

Members Open Forum

Membership was advised that when a street light is burned out that the City of Franklin needs to be notified.

Next meeting to be scheduled in early 2008. Please check the website for dates and times.

The meeting was adjourned at 7:50 PM.

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