

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, May 6th, 2008

6:00 PM

Franklin City Hall

MINUTES

The meeting was called to order at 6:08 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: Roman Iwinski, Vice President and George Lambe, Secretary & Treasurer.

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 (19 residents and 1 non-resident) of 57 members were represented. Currently we have 32 out of 94 properties owner occupied.

Introduction of Guests

None at this meeting.

Reading and Approval of Previous Meeting Minutes

Minutes from the 03/11/2008 meeting were read and approved. An image of the minutes is available on the PGP website.

Treasurer's Report

The treasurer's report was reviewed. For 2007 a total 90 of 94 properties / 63 of 65 lots have paid their annual assessment, but contact has been made with the outstanding owners and payment is expected. All current residents except for 2 are paid in full for 2008. For 2008 a total 58 of 94 properties / 44 of 65 lots have paid their annual assessment. Dunning calls have been made and will continue. One owner has requested a one month deferral and one owner has advised that they are working through a foreclosure. Fine letters for remaining outstanding dues and 3rd notice violations will be sent over the next several weeks. An image of the treasurer's report is available on the PGP website.

New Business

Nominations for 1 Board of Directors position: Roman Iwinski was the only nomination received prior to the vote. Write-in names were received.

Election for 1 Board of Directors position: Vote results are as follows:

Roman Iwinski	22
Barb Mrvos	1
John Hutson	1

Congratulations to Roman Iwinski.

Vote on 4 proposed By Law changes: Vote results are as follows:

Proposal # 1, Section 6.3 Formalize fine for delinquent assessment payments
For: 34 Against: 9 79.1% Passed

Proposal # 2, Section 9.2 Correct Association mailing address
For: 42 Against: 1 97.6% Passed

Proposal # 3, Section 11.5 Correct typo
For: 36 Against: 7 83.7% Passed

Proposal # 4, Update approval names and titles
For: 42 Against: 1 97.6% Passed

Old Business

Entrance planting and lighting project update: Membership was advised that the electric work would be completed within the next two weeks. Landscaping and lighting will be installed after the Memorial day weekend to minimize the chance of frost damage to the new plantings.

MALC: Membership was advised that we have received numerous complaints, and in general, are not happy with the state of the MALC properties. The Board received the support of membership to discuss the removal of MALC approval for homeowner landscaping and/or a commitment on response time for landscape approvals. 48 hours was suggested. Members were also advised that a burn for the MALC property was still being planned per Jim Uhrinak.

Examples of architectural guidelines being compiled: Membership was advised that the initial architectural guidelines have been completed and are available for review on the PGP website. Several hard copies were also available for membership's preliminary review. A lengthy discussion ensued. The Board requested membership to review the guidelines and provide suggested improvements/corrections/omissions. These will be shared with all membership so we can discuss in detail at our July meeting.

Membership was reminded about our Website: <http://www.pgpassoc.com>, Email Account: pgpassoc@yahoo.com or "Contact Us", & Mailing Address: PO Box 320051 Franklin, WI 53132.

Member Open Forum

John mentioned trash from the construction sites blowing through the development. Bill Guiney proposed a community trash pickup day. Scheduled for May 17th 9:00 AM, rain

date May 18, 2:00 PM. Membership was advised to stay off other people's property.

Lynne Lambe proposed a entranceway sign lighting party.

Barb Mrvos proposed a sub-division yard sale with joint advertising be considered for later this summer. The Board was not opposed, but advised that association money would not be spent on this activity.

Next meeting is scheduled for Tuesday, July 8th, 6:00 PM at Franklin City Hall.

The meeting was adjourned at 7:36 PM.

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

PRAIRIE GRASS HOME OWNERS ASSOCIATION

2008 PGP Homeowners Association Annual Meeting Ballot Results

Election of one Board member to a two (2) year term.

<u>NAME</u>	<u>VOTES</u>	
<input type="checkbox"/> Roman Iwinski		22
<input type="checkbox"/> _____		19
<input type="checkbox"/> Barb		1
<input type="checkbox"/> John		1
<input type="checkbox"/> _____		43
<input type="checkbox"/> _____		
<input type="checkbox"/> _____		
<input type="checkbox"/> _____		
<input type="checkbox"/> _____		
<input type="checkbox"/> _____		
<input type="checkbox"/> _____		



Proposed changes to the
BY-LAWS OF PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION, INC.

Proposal # 1, Section 6.3 Formalize fine for delinquent assessment payments

<input type="checkbox"/> For	 13	33	34
<input type="checkbox"/> Against		8	9
		41	43

Proposal # 2, Section 9.2 Correct Association mailing address

<input type="checkbox"/> For	 13	41	42
<input type="checkbox"/> Against			1

Proposal # 3, Section 11.5 Correct typo

<input type="checkbox"/> For	 13	35	36
<input type="checkbox"/> Against		6	7
		41	43

Proposal # 4, Update approval names and titles

<input type="checkbox"/> For	13	41	42
<input type="checkbox"/> Against			1

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Toskewes

Mona & Elmore
5/6/08
6PM Mtg