

# **PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING**

**Tuesday, July 8<sup>th</sup>, 2008**

**6:00 PM**

**Franklin City Hall**

## **MINUTES**

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: 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. 16 (13 residents and 3 non-resident) of 57 members were represented. Currently we have 31 out of 94 properties owner occupied.

### **Introduction of Guests**

Ken Skowronski, Franklin 6th District Alderman  
Jim Uhrinak, MALC Arborist

### **Reading and Approval of Previous Meeting Minutes**

Minutes from the 05/06/2008 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 92 of 94 properties / 64 of 65 lots have paid their annual assessment. The outstanding condo owner advised his property is going into foreclosure and the bank has been contacted to determine when payment can be expected. All current residents are paid in full for 2008. For 2008 a total 68 of 94 properties have paid their annual assessment. Five condo lots only paid ½ to date. Dunning calls have been made and will continue. Several additional condo/duplex owners have advised that they are working through foreclosure. Fine and interest letters for remaining outstanding dues and 3<sup>rd</sup> notice violations will be sent over the next several weeks. Collection/lien options and procedures will also be investigated so they are available if/when needed. An image of the treasurer's report is available on the PGP website.

## **New Business**

### MALC executives available for update and Q & A session:

Jim, the Board and Membership had a discussion about the current state of MALC property and their ongoing duties and Membership's expectations. Jim was requested to go back to MALC management with a list of requests and update PGP HOA at the October meeting.

### Report on clean-up day:

Board thanked membership for their participation.

### Discuss 2008 neighborhood picnic:

Christine Hutson & Mona Elmore volunteered to organize and advise membership.

## **Old Business**

### Entrance planting and lighting project update:

WE is scheduled to install the meter. TOTM scheduled to start the project the third or fourth Monday in July.

### City of Franklin update:

Members of the Board and Ken S will be touring the neighborhood later this month to review areas of concern and request Franklin City support in resolving various violations.

Ken updated membership that the city is working on getting the dirt mounds leveled and landscaping completed in the condo areas. Contractors were advised to clean up after their work. Trash removal was also being pursued. Completion of the insides of the condos is not currently being addressed. A landscape order will be written for the Coventry property.

### Sub-division yard sale:

The block rummage sale is scheduled for July 26 and Sunday, July 27 from 9:00 a.m. to 2:00 p.m. There will also be a pick up from Goodwill on Monday, July 28. Anyone interested in participating please contact Mona @ 414-235-9352, [mllhearts@aol.com](mailto:mllhearts@aol.com) or Barb @ 414-427-1581.

### Architectural guidelines feedback and discussion:

Fred Baranowski mentioned that a small group of PGP homeowners had met to review/discuss the recently published architectural guidelines. Doug requested information on who attended and if notice was given to all members/residents of the Association. Fred's response was a listing of a few member who were invited and that an invitation was not made to membership as a whole. Fred then began to present a few of the items that were discussed at the small group meeting. Mark Ivers interjected that their meeting and this discussion was inappropriate since membership at large was not invited or included. The request was made and the Board agreed to discontinue this line of discussion at this time. George agreed to work with Fred over the next several months to document some of the specific concerns. George also requested membership at large to forward any and all input they might also have so that could be consolidated into a discussion document for a future meeting.

Lot 48:

Doug advise membership that the owners of Lot 48 was requesting a driveway variance from 6 feet down to 1 foot on the North side of the property and that he would be attending the hearing at Franklin City Hall. The time and date was provided in case any members wanted to attend.

Mosquito Control:

There was a short discussion on potential mosquito control actions. Agreement was that additional research and options need to be completed.

Membership Reminder:

Membership was reminded about our website:

Website: <http://www.pgpassoc.com>,

Email Address: [pgpassoc@yahoo.com](mailto:pgpassoc@yahoo.com) or "Contact Us" from the website

Mailing Address: PO Box 320051, Franklin, WI 53132.

Next meeting is scheduled for Tuesday, October 7<sup>th</sup>, 6:00 PM at Franklin City Hall.

The meeting was adjourned at 8:09 PM.

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