

# **PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING**

**Tuesday, March 10<sup>th</sup>, 2009**

**6:00 PM**

**Franklin City Hall**

## **MINUTES**

The meeting was called to order at 6:02 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, PGP Homeowners Association
- Roman Iwinski, Vice President, PGP Homeowners Association
- George Lambe, Secretary & Treasurer, PGP Homeowners Association

### **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. 12 (11 residents and 1 non-resident) of 61 members were represented. Currently we have 35 out of 94 properties owner occupied.

### **Introduction of Guests**

None

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

Minutes from the 10/07/2008 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. Variances for 2008 were discussed. The two most significant items are the reduction in revenue of \$3,500 due to the increased number of condo/duplexes under foreclosure and the \$4,800 over budget amount in the Special Project: Entrance section. The latter expense is a timing issue with \$5,600 due to be reimbursed from Charity Land in 2009.

Assessment Summary:

For 2007 a total 92 of 94 properties / 64 of 65 lots have paid their annual assessment. All residents were paid in full for 2007. The remaining property is still under negotiation with owner/bank for dues plus penalties.

For 2008 a total 76 of 94 properties have paid their annual assessment. All residents were paid in full for 2008.

Currently we are aware of 9 condos in the process of being foreclosed on or owned by Bank of Elmwood, Waterstone Bank or Central States Mortgage. This accounts for the majority of the outstanding assessments.

Dunning calls have been made on remaining properties, fine notices have been sent and will continue. Collection/lien options and procedures have been investigated and they will begin to be used as of April 1<sup>st</sup> for any chronic delinquencies that haven't made other arrangements with the PGP Treasurer prior to that time. Membership is advised that in addition to past due fees, interest and penalties, the delinquent property owner will also be responsible for the lien and legal fees.

2009 assessments were mailed to membership in February with a due date of April 1<sup>st</sup>.

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

## **New Business**

### Nominations/Interested Parties for Two Board Positions

George advised membership that 2 two-year term Board positions were up for election in May. Specifics discussed were that the positions were not duty specific and that three members would pick their roles. Detailed procedures were also discussed including:

- Ballot, voting, & proxy rules and timing
- Proxies must be received before the meeting
- Vote at meeting closed at 6:30 for tabulation
- Non-compliant members would not be eligible to vote

Doug and George advised membership that they were running for re-election and gave a short synopsis of past accomplishments. The Board asked if any other member was interested in running and requested them to also give a short speech on why they were interested and qualified for the position. No one expressed an interest.

### Lamp Post Update

Doug reminded membership that all lampposts need to be kept in working order and must be on from dusk until dawn for the safety and security of the community, and as dictated by our bylaws. 12 violation notices (and a note offering to help replace the bulb) were sent to property owners whose lamps were not working. 8 have already been corrected.

### Plow Push Back Update

Doug updated membership on the city's practice of pushing back the snow bank along the road and that any items within their right of way may be damaged.

### Side Walk Shoveling Update

Membership was reminded that homeowner's who had a sidewalk in front of their property had 24 hours after a snow storm to shovel them to avoid potential fines from the city.

We also discussed options for the Association sidewalk by the front entrance sign since that was not being shoveled and had the potential for being fined. Alternatives were to be discussed with the City of Franklin.

#### Pond Maintenance Options / 2009 Maintenance Contract

Membership was advised that Trees On The Move was late in making the second pond cut last year and was unable to do so once the weather broke. They were not paid their last month's fees to offset the missed service. Membership then discussed pond cutting frequency options for this and future years. Options considered were:

- Cut twice, Spring & Fall (current position)
- Cut once, Spring only
- Cut three times, Spring, Summer & Fall

Based on membership's feedback the Board voted unanimously to approve the 2009 landscape contract modifying it to include three (3) cuts for 2009.

In addition, Doug was asked to research what members of Pioneer Survey is doing on our ponds.

#### Reminder about PGP Association Property Expectations

Membership was reminded that they are not to cut and/or to dump bush or grass clippings on Association or MALC properties.

#### Reminder about Builders & Private Property Expectations

Membership was advised that one of the builders had asked the Board to clearly communicate that their construction site was private property and that, for a variety of reasons, they did not want anyone on the site during the construction phase.

#### Spring Clean-Up Day

The Board raised the subject of having another clean up the neighborhood day like we did last year. In his absence Bill Guiney was volunteered by George who had spoken with him at work earlier this month. Bill will be finalizing details at the May meeting.

#### Discuss 2009 Block Party

The Board raised the subject of having a neighborhood block party/picnic. New membership was informed that we had one in 2007, but that the 2008 picnic plans were never finalized. Lynne Lambe volunteered to gather some information for options to be discussed at the May meeting.

### **Old Business**

#### Legal Representation Update

George gave a summary explanation of why we have retained legal counsel. A short update on the initial questions and guidance was also shared. Specific areas of interest included PGP Association documents, By-Law violations and procedures to follow, Lien and Foreclosure Process, and how to handle the condo renter issue.

At this point Darcy Miller asked to speak with the Board and membership. She presented a variety of reasons why some consideration should be given to temporarily allowing rentals

of the unoccupied condos. A spirited conversation took place where various members of the Association expressed their opinions. In summary, everyone understood and sympathized with the situation the investors are in, however, referring to the legal documents which have governed Prairie Grass Preserve since its' inception, the consensus was not to support absentee renting at this time.

#### Architectural Guidelines Status Update

George advised that there has been no feedback from membership since the last meeting. Plans are to completing the remaining sections throughout the summer and incorporate any suggestions from memberships. It was again requested that all members forward any and all input they might also have so that valid input could be consolidated into an updated document for a future meeting discussion.

#### Entrance Planting and Lighting Project Update

Initial planting omissions were identified and have been added to the site. Plant location that was not done in accordance to the plan was also remedied. In additional, the lighting installed was upgraded to the original specs.

#### MALC Update

Membership was advised that MALC performed no activities since the last meeting

#### Membership Reminder:

George reminder membership 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.

#### **Member Open Forum**

No additional subjects were discussed.

Next meeting is scheduled for 6:00 pm, May 5, 2009 at City Hall.

The meeting was adjourned at 7:28 PM.

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