

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, May 5th, 2009

6:00 PM

Franklin City Hall

MINUTES

The meeting was called to order at 6:03 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. 18 (15 residents and 3 non-resident) of 61 members were represented. Currently we have 37 out of 94 properties owner occupied.

Introduction of Guests

None

Reading and Approval of Previous Meeting Minutes

Minutes from the 03/10/2009 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. The two most significant items discussed were the (\$3,628) forecast credit in the Special Project: Entrance section. This is a timing issue with \$5,600 due to be reimbursed from Carity Land. The other was the \$2,350 over budget amount in Milwaukee Area Land Conservancy due to the fact that the FY08 fees were not paid until 2009.

Assessment Summary:

For 2007 there is still one remaining duplex property where we are under negotiation with owner/bank for dues plus penalties.

For 2008 a total 79 of 94 properties have paid their annual assessment. The remaining properties have all been sent fines notices. Of the 15 remaining delinquent properties, 3 are owned by 2 individual investors and the remaining 12 are Bank of Elmwood (10) & Waterstone Bank (2) properties. All residents were paid in full for 2008.

For 2009 assessments were mailed to membership in February with a due date of April 1st. A total 69 of 94 properties have paid their annual assessment. Additional collection efforts are underway for the remaining properties. All single family properties and all residents but 1 are paid in full for 2009.

Membership was again 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.

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

New Business

Pioneer Survey employees on PGP ponds

They are on our ponds checking silt levels to insure that it is at or below certain levels. Carity Land is checking it periodically and will do so for a final time before turning this over to the association once the development is built out.

Home Value Preservation and Property Taxes in PGP - Don Lee

Don requested time on the agenda to address membership. He was not present so this discussion will be deferred to a future time.

No Dumping Sign (end of Prairie Grass Way and some retention areas)

As requested, the sign has been legally installed at the end of Prairie Grass Way. Anyone caught dumping in the future will be fined by the Franklin City Police Department. In addition, membership is reminded that putting yard waste in the PGP retention areas is not allowed.

Front Entrance Off Ramp Landscape Repair

John Hutson had requested us to research repairing the ruts on the edges of the front entranceway. Jack Bennett, Franklin City DPW, has advised us that the road warranty is in Mr. Carity's name. Repair plans are to fill in the ruts with top soil and grass seed these areas. They are working on getting this resolved in the near future.

Old Business

Side Walk Shoveling Update

Ken Skoronski, our Franklin City Alderman, advised that we will not be able to get a variance to avoid being fined if there is a complaint about it being unshoveled. We will need to hire a service to perform this next winter.

Pond Maintenance Update / 2009 Maintenance Contract

As agreed at our March meeting, pond maintenance will be three cuts for this year.

Reminder about Builders & Private Property Expectations

We have had one of the local builders ask us to remind membership that the houses under construction are on private property and should not be “visited” without the property owner’s permission.

Spring Clean-Up Day – Bill Guiney

Bill reminded membership about the successful clean up we completed last year. This year’s clean up will be on May 30th. Membership is requested to meet at the cul de sac at the end of Prairie Grass Way at 8:00 AM. John and George will make their trucks available to haul the collected trash to the dump.

Discuss 2009 Block Party – Lynne Lambe

Lynne advised membership about several options that she has researched. After a lengthy discussion, it was decided to form a block party committee to support Lynne in this effort. Members who volunteered for the committee include Amy Thrasher, Katie Schmit, Lois Guenther, Hedy Iwinski, Bill Guiney, John Hutson, & Susan San Agustin

MALC Update

MALC did do a burn on the south side of the prairie. We will be addressing the lack of walking paths with MALC.

Website

George reminder membership about our website:

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

Email Address: pgpassoc@yahoo.com or “Contact Us” from the website

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

Final Results of Election of Two Board Positions

Fred Baranowski	16
George Lambe	45
Douglas Milinovich	39
Brad Rozanski	18

George and Doug will remain on the Board for the next two years.

Member Open Forum

Doug thanked membership for their continued support.

Bill Guiney made a motion that we need to review the documents and covenants for our sub division. He recommended a committee be established to review all the Association documents and provide ideas, suggestions, and recommendations to the Board. Membership would discuss these suggestions at future meetings and they could be implemented by a Board vote, or where required, by a Membership quorum vote at a future meeting. The Board agreed with the suggestion and a committee was formed. Initial members will include George Lambe, Scott Iwinski, Darcy Miller, Brad Rozanski, Roman Iwinski, and John Hutson.

George was requested to author a petition from the homeowners to the City of Franklin to request more active enforcement of landscape statues, particularly as it pertains to the unfinished duplex/condo area. Bill & John volunteered to walk the neighborhood to obtain signatures on the petition that Doug, and any interested membership, would present to the City at one of their future meetings.

The next PGP HOA meeting is scheduled for 6:00 pm, July 14, 2009 at City Hall.

The meeting was adjourned at 7:12 PM.

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

PRAIRIE GRASS HOME OWNERS ASSOCIATION

The Prairie Grass Preserve Board of Directors would like to invite you to our May 5, 2009 PGP Homeowners Meetings, 6:00 PM @ Franklin City Hall. Subjects to be discussed include old business from the March meeting, new business, including voting on the Board recommended by-law changes (see attached) and electing two members to the Board. **This is your official ballot. Please sign it and bring it with you to the meeting so your vote can be counted.** Voting at the meeting will close at 6:30 PM. If you cannot attend the meeting in person or will be late, **sign it** and either drop this ballot off at one of the officers' homes, or **sign it** and mail it to the Association mailbox. Per the by-laws, proxy votes must be received before the appointed start time of the May meeting to be included.

We look forward to seeing you at the May meeting!

Douglas Milinovich

President

Prairie Grass Preserve Homeowners Association

Roman Iwinski

Vice President

Prairie Grass Preserve Homeowners Association

George T. Lambe

Secretary & Treasurer

Prairie Grass Preserve Homeowners Association

2009 PGP Homeowners Association Annual Meeting Ballot

Lot #: _____

Number of votes: ()

Name: _____

Address: _____

Phone: _____

eMail: _____

Property Owner's Signature

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

Douglas Milinovich and George T. Lambe's Board positions are up for election in 2009.

Please vote for two candidates

Fred Baranowski

||||| (16)

George T. Lambe

||||| (39)

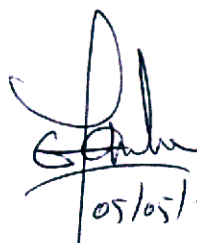
Douglas Milinovich

||||| (18)

BRAD ROZANSKI ||||| (write in name)

_____ (write in name)

(45)


05/05/2009

Please bring this ballot and any address / phone # / eMail corrections to the May 5th meeting.

If you cannot attend, please mail your proxy ballot to:
Prairie Grass Preserve Homeowners Association
P.O. Box 320051
Franklin, WI 53132

Or drop it off at one of the officers' homes.

If you have any questions, please contact us at pgpassoc@yahoo.com.

Thanks!

Remember to check our website for additional PGP association information and changes to meeting locations, dates, and/or times: www.pgpassoc.com