

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, March 9th, 2010

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 & Guests

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. 11 residents and 0 non-residents of 55 total Association members were represented. Currently we have 42 out of 94 properties owner occupied. Guests included Richard Barloga, Basil Ryan, and Brandon Ryan

Reading and Approval of Previous Meeting Minutes

Minutes from the 10/13/2009 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 three most significant items discussed included:

- The increase in annual assessment revenue and a reduction in planned other revenue. This was changed due to the fact that we now expect to collect 100% of 2010 dues in 2010 and ALL previously delinquent accounts and late fees were collected in December which was not anticipated at budget time in October.
- The (\$3,000) forecast credit in the Special Project: Entrance section. This is a timing issue with \$5,628.24 still due to be reimbursed from Carity Land.
- The \$2,350 over budget amount in Milwaukee Area Land Conservancy due to the fact that the FY09 fees have yet to be invoiced and were not paid in 2009.

Assessment Summary as of March 7th, 2010:

- For 2007 a total 94 of 94 properties have paid their annual assessment plus related late fees.
- For 2008 a total 94 of 94 properties have paid their annual assessment plus related late fees.
- For 2009 a total 94 of 94 properties have paid their annual assessment plus related late fees.

These past years will no longer be reported on in future meetings since they are all now current.

- For 2010 a total 73 of 94 properties have paid their annual assessment. The remaining 21 properties are owned by 6 owners (1 single family home and 20 condo/duplex properties), 2 of which are residents. Additional collection efforts have begun for the remaining properties.

- 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.

Membership was advised that we are considering placing some of the Association's reserve into higher interest bearing CDs.

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

New Business

2010 Landscape Contract

Doug discussed landscape options that were considered for 2010 and proposed that we stay with Trees on the Move based on their recent quote. The Board voted unanimously to accept the TOTM bid for 2010.

Cul de Sac / Front Entrance

George advised membership that the trees in the cul de sac had been re-re-staked in the fall. The mulching for the cul de sacs was deferred until spring and should be accomplished over the next several weeks. Additional plantings and/or changes to the front entrance way will also be done later this spring, specifically additional grasses on both ends of the sign and minor relocation of existing perennials.

Mailboxes Damage by Plows & Plow Backs

Doug informed membership about the plow back adjustments that the City has made upon his request. The City also responded quickly to repair damage to mail boxes by the plows. John Hutson asked where we could get mail box part numbers if components did need to be replaced. George advised that we have a list of all the part numbers and would forward a copy to John after the meeting.

Mailboxes Snow Removal Requirements

Membership was advised that unless snow is removed all the way to the curb that the Post Office would not insure mail delivery.

Mailbox Numbering

George advised that there was a request to put consistent color and sized numbering on all mailboxes. Preliminary estimate for cost was in the \$400-600 range. The subject was discussed and feedback requested. We will be researching options and costs to discuss at a future meeting.

2010 Block Party

George asked if any members would be interested in running the block party committee this year. No members volunteered.

Lot Offer

The owner of lot 42, John Mlsna, offered a \$5,000 donation to anyone who helped him procure a buyer for his property is sold prior to June 30th. He has also indicated that he would be willing to sell at a large discount to current market value.

Variance

Membership was advised that we received a variance request for additional firewood storage from John and Christine Hutson. This variance will be approved contingent upon the Hutsons' willingness to comply with the stipulations that are outlined in the variance response.

By Law Changes / Recommendations / Discussion

George advised that he is still looking for suggestions to improve our Association's documents. Areas

of concern are missing sections, inconsistencies between documents, and any other suggested changes.

The following ideas were discussed at this meeting to gauge membership's interest:

1. Consideration to give the owners of the rental properties a one year waiver to meeting the non-rental provision in return for their support and vote to the upcoming bylaw changes further restricting non-resident renting.
2. Consideration to allow *residents* of Prairie Grass Preserve to buy and rent the duplexes. Currently single family homeowners or residents of a duplex cannot buy and rent another duplex.

Membership was again asked to review the existing paperwork and email suggestions for changes to the Association eMail for the committee to consider. We will be getting the committee together over the next several months to continue and complete a list of suggestions/proposals which we will bring back to membership for their feedback at future meetings.

Board Member Nominations

Membership was advised that Roman Iwinski's Board position is up for election in May. Members were requested to advise George if they are interested in running or nominating another member to run. Nominated members will be given the opportunity to accept or reject the nomination before being added to the ballot. No nominations were made at this meeting.

Real Estate Auction

Doug advised membership that there is a real estate auction planned on March 22nd for several of the duplex properties owned by Tri City Bank.

Spring Cleanup

Doug reminded membership that we typically do a neighborhood cleanup every spring. In addition, he advised membership that we have a significant issue with dog droppings not being cleaned up by their owners. This is a violation of a Franklin City ordinance and membership has been asked to advise the police if they notice any violators. This issues need to be addressed immediately for a variety of health and safety reasons.

It was also noted that last year's cleanup was very well run. Based on that, Bill Guiney was nominated to again run this year's cleanup.

Old Business

Several Reminders

- Weeds in Flower Beds / Mowing Lawn / Trim Borders
 - ✓ Membership was reminded that it is their responsibility to maintain a well maintained lawn with weed-free flower beds, grass and weed-free flower bed borders, and maintained shrubs and trees. Violation letters will be going out over the next few weeks for properties not in compliance with this requirement.
- Landscaping / Mulching /Painting
 - ✓ Membership was reminded that it was their responsibility to obtain approval for new landscaping or changes to their existing landscaping (new plantings, beds, mulch color changes, etc).
 - ✓ Landscaping projects that included replacing previously plantings and/or adding new mulch or annuals does not require additional approvals.
- Lamp Posts
 - ✓ Membership was reminded lamp post need to operate from dusk to dawn. These are our streetlights and need to be operational. If you do not know how to replace your bulb, please contact the Board and we will be happy to teach you how to do it.

MALC Update

- No MALC update was given since nothing has happened since previous reports. There was a lengthy discussion among membership about a variety of issues with the MALC property. The Board will ask a MALC representative to attend the May meeting.

Website

- Membership was reminded 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.

Member Open Forum

John Hutson gave a summary update on the DOT plans for route 100 from the Target down through Puetz. Additional information will be available later this summer.

Susan San Agustin mentioned that there are places where she is concerned that MALC property is being mowed by our landscapers or membership because the area is poorly marked or the boundaries not understood. We will be discussing this with Tree on The Move prior to the next pond mowing.

Jim Davidson asked about mosquito’s control options for the retention ponds that we could consider for this summer. He would like to discuss in more detail at the May meeting.

Next meeting is scheduled for 6:00 pm, May 4th, 2010 at City Hall.

The meeting was adjourned at 7:32 PM.

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