

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING
Tuesday, October 12th, 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
- Tony Thrasher, 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. 7 residents and 0 non-residents of 61 total Association members were represented. Currently we have 49 out of 94 properties owner occupied. Guests included Renee Majowski.

Reading and Approval of Previous Meeting Minutes

Minutes from the 07/13/2010 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 included:

- The increase in annual assessment revenue forecast 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 2009 which was not anticipated at budget time in October.
- 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 October 12th, 2010:

- For 2010 a total 88 of 94 properties have paid their annual assessment. The remaining 6 properties are owned by 1 non-resident owner, all condo/duplex properties. We have received written commitment that this will be paid within the next two weeks which will result in all assessments being current for 2010.

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

New Business

2011 Operating Budget

George presented the proposed operating budget for FY11. Significant items highlighted included:

- \$5,628 in other revenue which represents Carity Land reimbursement for the front entranceway improvements.
- \$5,000 legal estimate for costs related to Association paperwork revisions and potential MALC costs.

Carity Lot Potential Rezoning

Doug advised membership that Carity Land was considering requesting the City to allow him to rezone Fred Baronoski asked if that could be done without membership voting their approval since some of the documents list the current mix of single family and duplex properties. The Board will research this question. Membership and the Board were ok with the idea if the same size and quality standards are maintained as currently documented in the Association paperwork.

Landscape Quotes

Doug will be obtaining new quotes for landscaping work for the Association for 2011.

Front Entrance Lighting

The front entrance lighting was not working due to the GFI going off. The lighting is now operational.

Letters/Violation Notice Update

All membership was sent a general letter reminding them of general maintenance expectations such as weeding of planting beds, etc. Significant activity was noticed over the following two weeks remedying the majority of the pending issues. Individual members who remain in violation will be sent additional notices to address the remaining issues.

High Speed Chase

Doug advised membership that there was a high speed chase through our neighborhood and the police were able to apprehend the fugitive.

Highway 100 and Loomis Road Construction Update

Membership requested feedback on the construction at the corner of Loomis and 100. Doug discussed the situation with the City of Franklin and Rita Jones from the Dept of Motor Vehicles and provided membership with feedback available at that time.

Sidewalk / Front Yard Setback Snow Removal Reminder

Membership was reminded that it is a City ordinance to remove snow from the sidewalks in front of homes that have them. Membership was also advised that the snow plows would most likely be making passes over the first several feet of the properties along the street to make room for future snow removal needs. Any items planted or installed within that area was at the homeowners own risk and would not be replaced/repared by the city. The only exception to this is the mailboxes.

Winter Parking Reminder

Doug reminded membership that there is a Franklin City ordinance that prohibits parking on the streets overnight from November 1st thru March 31st. If a need arises to leave a vehicle on the street, the owner will need to contact the Police department and request permission which may be conditionally granted depending on weather forecasts.

Old Business

Mailbox Numbering

Based on feedback from membership and numerous conversations over the past several meeting, the Board has decided that we will not be addressing this on a neighborhood wide basis.

MALC Update

Tony gave membership an update on recent communications with MALC. Two specific points included the lack of promised foot paths and PGP HOA not being covered on MALC's liability insurance as required by City documents. The Board also advised membership that it is our intention to withhold paying the annual dues to MALC until these issues are resolved. Bail Ryan requested a copy of the letter we sent to the City of Franklin and was advised that the Board does not publish or distribute documents/correspondence that are used by the Board for Association business.

By Law & PGP Documents: Changes / Recommendations / Discussion

Examples of the potential changes discussed included:

- Articles of Incorporation, Article IV, Section F
 - Change "By Lays" to "By Laws"
- By Laws, Article II, Section 2.1
 - Strike the passage requiring name/address of mortgagee
- By Laws, Article II, Section 2.5
 - Strike the requirement of the first Tuesday in May for the annual meeting and replace with "a Tuesday in May"
- By Laws, Article III, Section 3.7
 - Change the passage that requires a separate Board meeting immediately after the regular meetings to state "Board meeting shall be held immediately after or concurrently....."
- By Laws, Article VIII, Section 8.2
 - Potentially change the monetary fine restriction from \$100/month to one of the following scenarios:
 - Fines to start at \$100/month and increase by \$100 each subsequent month that the fine is not paid up to a maximum fine of \$1,000/month
 - Fines to be at \$100/month for the first 3 months, followed by \$200/month for the next 3 months, followed by \$300/month for next 3 months up to a maximum fine of \$1,000/month

(Fred recommended that additional wording be wrapped around this section to limit this escalating fine structure to specific violations like illegal renting and not to minor issues like lack of weeding or mowing of grass.)

- Declaration of Restrictions, Section IV, Part D
 - Amend the renting regulations with the following 3 proposals

- Specify that just because one side is owned (and that owner does not own the next door condo), this does not mean that an offsite individual can rent the other side. The one side that is owned must be by a PGP resident.
 - Specify that residents of PGP, either single-family home owner or a condo owner, can rent property in PGP. This includes buying and renting properties that you do not live in as long as you are a resident somewhere in PGP.
 - Specify that any resident of PGP, either single family home owner or a condo owner, can rent out their property for up to 12 months if they are forced to move due to relocation, etc....
- Declaration of Restrictions, Section VIII, Part A
 - Change the section that defines the association as being made up of the owners of single family lots but neglects to include the condo owners as members of the association

Note:

- To amend the By Laws or Articles of Incorporation, we will need 67% of the votes in the Association.
- To amend the Deed Restrictions, we will need 60% of the votes of existing property owners, as well as their mortgagors, with all signatures duly notarized. These amendments then need to be approved by the Franklin City Common Council.
- Changes being considered to the Conservation Agreement will be deferred to a future time, as we will need to start work with the City Attorney and MALC for those amendments.

Website

Membership was reminded about our:

- Website: <http://www.pgpassoc.com>,
- Email Address: pgpassoc@yahoo.com or “Contact Us” from the website
- Mailing Address: PO Box 320051, Franklin, WI 53132.

2011 PGP HOA Meeting dates will be announced in January.

Member Open Forum

Dennis Swessel expressed his dissatisfaction with the fact that there are documents governing activities within Prairie Grass Preserve that he was never told him about. The Board advised him that he moved into a planned community which was governed by public records documents that were created when the development was started, well before the Board was created. He then stated that the Board was acting like “Gestapos”. Additional inappropriate verbal attacks were then made by Mr. Swessel to several members of the Board. He also stated that he would like the Board to send a mass mailing to all membership requesting a vote on removing all the restrictions that come with a planned community. Before agreeing to that request, Mr. Swessel was requested to put his detailed requests in writing and submit them to the Board so they could be processed and presented to membership as appropriate. Additional heated conversation continued for another 15 minutes without any final resolution being reached.

The meeting was adjourned at 7:26 PM.

Respectfully submitted

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