

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, July 12th, 2011

6:00 PM

Franklin City Hall

MINUTES

The meeting was called to order at 6:00 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. 14 residents and 1 non-resident of 70 total Association members were represented. Currently we have 61 out of 94 properties owner occupied.

Reading and Approval of Previous Meeting Minutes

Minutes from the 05/03/2011 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 most significant item discussed was the \$4,700 over budget amount in Milwaukee Area Land Conservancy due to the fact that the FY09 & 10 fees have yet to be paid.

Assessment Summary as of July 10th, 2011:

- For 2011 a total 79 of 94 properties have paid their annual assessment.
- Outstanding dues are still owed by 3 non-resident owners (0 single family and 15 duplex addresses).

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

New Business

Report on Spring Clean-Up Date

Doug reported that the spring clean up was completed with less than preferred participation due to some communication errors. Efforts will be made to correct the situation in future years.

Association Common Area Maintenance

There was a short discussion regarding the frequency of the retention basin mowing. Membership was also advised that we were still looking into the option to mow the lot behind the entrance sign, but have not yet had the opportunity to work with the appropriate government agencies to discuss feasibility and obtain approval.

Old Business

Carity Lot Potential Rezoning

Doug advised membership that interest by Carity Land to request the City to rezone three lots in the development still existed, but no action had occurred since our last meeting. Further discussions will occur and, if productive, proposals will be brought back to membership for consideration, and then potentially, a vote.

MALC Update

Tony advised membership that there was no additional communications with MALC leadership since our previous meeting. Efforts would continue as we attempt to resolve our differences. No additional fees will be paid to MALC until that has occurred.

Basil Ryan raised a discussion point that, in his opinion, the annual assessment should be reduced for duplex members since the cost to the Association for MALC fees was by lot. The Board advised Mr. Ryan and Membership that we agreed that the total liability for the PGP HOA should be tied to the total number of lots in the development, but that all Association members should and would be treated equally in paying an equal share of the Association's TOTAL costs. We have not, and will not, assign different costs to different property owners. Each of the 94 properties are treated as equal entities, entitled to one vote in Association matters and each will be assessed 1/94th of the Association's combined liabilities.

By Law & PGP Documents: Changes / Recommendations / Discussion

Tony reported there has been no activity in this space over the past two months.

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.

Remaining 2011 PGP HOA Meeting

- October 11th

Member Open Forum

Marty Kmiec addressed membership advising that in his many years of working with homeowner associations for planned communities, the process of developing and modifying processes and guidelines took time. He commended the Board on efforts to date and suggested that membership continue to provide input, but in a more constructive versus confrontational manner.

Fred Baranowski suggested that we considering publishing the meeting minutes prior to the next meeting since there is a significant amount of time between meetings. This would also allow us to better communicate with membership who may not be able to attend a given meeting. Changes, if required, could be made the following meeting before the Board votes to accept the minutes. The Board had no objection and will implement that procedure in the future.

The meeting was adjourned at 7:10 PM.

Respectfully submitted

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