

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, October 11th, 2011

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
- 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. 24 residents and 1 non-resident of the 70 total Association members who own the 94 properties were represented. Currently we have 61 out of 94 properties owner occupied.

Reading and Approval of Previous Meeting Minutes

Minutes from the 07/12/2011 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 items pointed out included the \$4,000 under budget amount in legal and the \$2,350 under budget in Milwaukee Area Land Conservancy due to the fact that the FY09, 10, & 11 fees have yet to be paid.

Assessment Summary as of October 11th, 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

2012 Proposed Budget

George presented the 2012 proposed budget. Significant items highlighted included:

- (\$4,700) credit in Special Assessment which was a proposal from that Board that all members who paid their 2012 assessments on time be entitled to a 25% early payment discount for this year. Assessments not paid in full by that date would no longer be eligible for the discount. This FY12 proposal was made since the Board has determined that the Association currently has sufficient funds in reserve for planned activities and minor emergency needs.
- \$6,500 in Milwaukee Area Land Conservancy covering FY09, 10, 11 & 12 fees. At this point a lengthy conversation ensued around the total Association liability versus individual address liability. Basil Ryan suggested 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 which include: insurance, landscaping, electric, and the MALC liabilities. We have not, and will not, assign different costs to different property owners. Each of the 94 properties is treated as an equal entity, entitled to one vote in Association matters and each will be assessed 1/94th of the Association's combined liabilities.
- \$5,000 legal estimate for costs related to Association paperwork revisions, potential MALC and/or other legal costs.

Recommendation to the Board was to maintain the annual assessment at \$200 for 2012, combined with the 25% early payment discount, and to accept the proposed budget as presented. The Board voted unanimously in favor of the motion.

Winter

- **Parking Reminder**

Membership was reminded that there is no overnight street parking between November 1st and April 1st.

- **Plowing Setback Reminder**

Doug reminded Membership about the Franklin City practice of push-back plowing that may impact the first 5+- feet of your property/landscaping.

Association Common Area Maintenance

- **2012 Landscaping: Mulch & Replace**

Doug advised membership that we are taking bids for 2012 landscaping. We are also planning on adding/replacing the mulch in the common areas and cull-de sacs.

- **Pond Mowing: Variation Complaints / Association Exposure**

The frequency of mowing of the area near the retention area was discussed, as was the issue of individual property owners mowing Association property. The current agreement with our landscape company is for 3 mows a year based on Membership feedback from last year. Membership was asked for input on number of mows we should contract for in 2012. After discussion, the majority of Membership requested 5 mows for 2012. The issue of how to address some individual property owners mowing Association property down to the water line and others not doing so was not resolved.

Old Business

MALC Update

Membership was advised 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.

Carity Lots 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 may occur and, if productive, proposals will be brought back to membership for consideration, and then potentially, a vote.

By Law & PGP Documents: Changes / Recommendations / Discussion

Membership had a long discussion about the existing By-Laws and Architectural Guidelines. There was again discussion that the original Board of Doug, Roman and George created new rules in the Architectural Guidelines document. The Board again explained that the Architectural Guidelines contained no new rules. They simply give membership guidelines as to how the past, the current, and future Boards would most likely respond to future Membership requests. The Guidelines actually give members more freedom to perform work without seeking approval than the original documents do. These Guidelines also give this, and future Boards parameters to use so they can review requests in a consistent and fair manner over time. There was a proposal that Scott Swessel would contact Membership in general and create a committee to review and propose Architectural Guidelines changes to the Board at a future meeting.

Lamp Posts: Installation and Operation

We still have several properties that are currently occupied and have not yet installed their lampposts. George reminded membership that it is the expectation is that lamp posts are to be installed prior to occupancy, or as soon as possible thereafter. Reminder notices were sent out and the majority of the property owners missing lamp posts have responded with their planned timing to install the lamp posts. The remaining properties will be reminded again to complete this requirement ASAP.

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.

2012 PGP HOA Meetings

Membership was advised that meeting dates for 2012 would be posted on the webpage in January.

Member Open Forum

Association member and resident Mona Elmore of 9583 W Prairie Grass Way made a motion to remove all three Board members effective immediately. A lengthy, and at times,

heated discussion ensued. Ms. Elmore also pointed to 8 proxy documents as support.

During this discussion, it was determined that, at the time of the motion, there were 28 property owners physically in attendance. That did not meet the definition of a quorum as defined in the Association By-Laws.

In addition, the Board pointed out that not all members of the Association were notified of the planned action mentioned above or were given the opportunity to vote or provide proxies. This was a significant concern since in the last two elections which were properly communicated and open to ALL members, the existing Board members were elected by a significant majority.

All of the above discussed items indicate that the action of the motioning group was not representative of membership in total.

Based on the above, the Board subsequently deemed her motion out of order and invalid.

Comments from several members of the group turned into personal attacks on individual Board members and the decorum of the meeting deteriorated.

Association member Basil Ryan suggested the Board have an attorney review Ms. Elmore's motion taking into account the legal documents which govern Prairie Grass Preserve. He further suggested a member of the group supporting the removal of the Board be present when the attorney delivers his legal opinion on the above matter. In an effort to represent all and ensure our decision was accurate, the Board agreed to Mr. Ryan's suggestion. Scott Swessel, Association member and resident of 8968 S Cordgrass Circle West, volunteered to be the one that accompanies the Board to the meeting when the attorney gives his findings. Membership was advised that the Board would communicate to the Association at large once that meeting had been completed.

Christine Hutson then met with George to confirm the attendance at the time of the motion and the recorded number was 28 properties being represented. Both parties also initialed the 8 proxies in case they would be needed at a future time.

The meeting was adjourned at 8:14 PM.

Respectfully submitted

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