

PRAIRIE GRASS HOME OWNERS ASSOCIATION MEETING

Tuesday, May 1st, 2012

6:00 PM

Franklin City Hall

MINUTES

George asked if there were any proxy votes being held in the audience advising that they needed to be turned in prior to the meeting to be considered in the election. None were forthcoming.

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. 31 residents and 2 non-resident of the 72 total Association members who own the 94 properties were represented. Currently we have 61 out of 94 properties owner occupied. Guests included David Kingstad of Kingstad Law Firm, currently retained as the PGP HOA counsel.

Reading and Approval of Previous Meeting Minutes

Minutes from the 10/11/2011 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.

2011 Final Budget Update

- \$8,600 under budget amount in revenue due to 15 duplex lots annual dues outstanding and outstanding front entrance way reimbursement from Charity Land.
- Under spend of \$2,100 in budgeted landscaping and \$5,000 in budgeted legal
- \$1,075 over budget in Milwaukee Area Land Conservancy due to the fact that the FY09, 10, & 11 fees were all paid. This includes the negotiated \$725 credit for both FY07 & FY08. Annual costs going forward of \$1,625 (\$17.29/prop) versus \$2,350 (\$25/prop)

2012 YTD Budget Review

- The most significant item is the \$4,8000 under budget forecast in Milwaukee Area Land

Conservancy due to the fact that all previous years fees have been paid and the Association is now paying a lower annual rate.

Assessment Summary as of May 1st, 2012:

- 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).

- For 2012 a total 76 of 94 properties have paid their annual assessment.
- Outstanding dues are still owed by 1 resident and 3 non-resident owners (0 single family and 18 duplex addresses).

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

New Business

PGP and City of Franklin Violations Reminders/Update

Doug reminded membership that many exterior improvements/changes required submission of an architectural review form. These included additions, painting a different color, play sets, etc. Replacement of plants that have died, annuals, or repainting the same colors do not require any approvals.

We still have several properties that are currently occupied and have not yet installed their lampposts. Doug reminded membership that it is the expectation is that lamp posts are to be installed prior to occupancy, or as soon as possible thereafter. Reminders were made 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.

Membership was also advised that the Board had reached agreement with the old and new owners of the duplex with the orange trim update and the painting will be completed shortly.

Association Common Area Maintenance for 2012

Membership was advised that we would be adding additional mulch to the common areas since it has been several years and they are in need of being refreshed

Retention basin mowing frequency was discussed. In addition, there have been Membership complaints where some Homeowners are mowing down to the water on the PGP common area while others are stopping at their property edge. Membership was requested to NOT mow the Association property. That is the responsibility of the landscape firm we hire to do that on our behalf. A request was made to consider leaving approximately a 2 foot border around the ponds in the future during the spring and summer seasons to let the cattails remain and limit geese migration onto the yards. The Board agreed with this suggestion and will advise our landscaper to do so.

Old Business

MALC Update

Our meeting with their new President went well. In addition to correcting the annual billings, there appeared to be a stronger interest in working with the Association to minimize discomfort with our Membership.

Follow-up on motion made by Mona Elmore during Member Open Forum

Membership was advised that the Board and Scott Swessel met with the Association attorney, David Kingstad of Kingstad Law Firm. It was deemed that at the time of the motion, there was not a quorum present, and therefore, the Board's action was confirmed that the motion was null and void.

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 2012 PGP HOA Meeting

- October 9th

Member Open Forum

Membership had a long discussion with David Kingstad regarding the ruling on the motion and the various reasons why it wasn't valid.

2012 Board of Director Election Results

George and Rick Kadile completed counting the submitted ballots.

George reported the election results to membership (see attached):

Christine Bialk	29
Christine Hutson	29
Tony Thrasher	01

The vote to fill Tony Thrasher's board seat ended in a tie.

Since none of the legal documents which govern Prairie Grass Preserve address how to deal with a tied vote, a long discussion ensued about possible solutions between the Board, Membership and the Association's legal counsel.

A variety of options were discussed including:

- Have Membership in attendance re-vote
- Find the person who did the write in and have them decide
- Put them both on the Board
- Have the President appoint the winner
- Plus several others....

Based on this extended conversation with Membership, the Board has determined the direction we will be moving in is as follows:

1. Solicit suggestions/recommendations from Membership at large for By-Law changes
Membership is requested to submit suggestions referencing specific sections in the

document.

2. Consolidate the potential changes to the By Laws

The proposed document will be compiled and a link will be sent to Membership so you can review the proposed changes that will be voted on in July.

3. Solicit any additional members interested in running for the Board if it is expanded

There will be a new election to settle the tie that occurred on May 1st. We will be electing either 1 or 3 new Board members based on the following:

A. If the proposed By Law changes to expand the Board to 5 members DOES pass, then Christine Bialk and Christine Hutson, plus the additional top vote receiver will be added to the Board as soon as the paperwork is filed with the City of Franklin. Tony will remain on the Board until that time.

B. If the proposed By Law changes to expand the Board to 5 members DOES NOT pass, then the top vote getter between Christine Bialk and Christine Hutson will replace Tony immediately.

4. Send out the formal special meeting notice, the By Law and Board Ballots

This meeting will be limited to two orders of business. First will be the voting results of any and all proposed By Law changes. Then, pending those results, finalization of the board position or positions will be completed.

The Board will communicate dates for the upcoming actions and meetings once they are confirmed. This meeting is tentatively scheduled for Tuesday, July 10, 2012.

The meeting was adjourned at 7:55 PM.

Respectfully submitted

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

2012 PGP Homeowners Association Annual Meeting Ballot

Election of one Board member to a two (2) year term.
Tony Thrasher's Board position is up for election in 2012.

Christine Bialk ||||| ||| ||| ||| ||| ||| ||| 29

29

Christine Hutson ||||| ||| ||| ||| ||| ||| 29

29

Tony Thrasher 1 (write in name)

1

_____ (write in name)

_____ (write in name)

_____ (write in name)

_____ (write in name)

59 TOTAL
VOTES
CAST

DM. Kelly 5/01/12 C:58

Jah
05/01/2012
PGL HOA
SECRETARY + TREASURER