

PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION MEETING

Tuesday, October 09th, 2012

6:00 PM

Franklin City Hall

MINUTES

Special Meeting

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

The Special Meeting was called to order at 6:00 PM.

Introduction of Board of Directors

Doug introduced the members of the Board:

- Doug Milinovich, President, PGP Homeowners Association
- Christine Hutson, Vice President, PGP Homeowners Association
- George Lambe, Secretary & Treasurer, PGP Homeowners Association

Introduction of Attending Members & Guests

Members of the association were requested to introduce themselves. 28 residents and 0 non-residents of the 72 total Association members who own the 94 properties were represented. Currently we have 63 out of 94 properties owner occupied.

30 votes in the Association were represented providing the required quorum.

Special Meeting Vote

The entire Membership was requested to vote on the pending motion in lot sequence. Members present and proxy votes were tabulated with the following results:

- 03 Yes, Remove the existing Board of Directors
- 43 No, Do not remove the existing Board of Directors
- 04 Abstain

The Motion was defeated.

The Special Meeting was adjourned at 6:15 PM.

Regularly Scheduled Board Meeting

The meeting was called to order at 6:15 PM.

Welcome

Doug Milinovich, President, PGP Homeowners Association, welcomed all attendees to the meeting.

Meeting Protocol

Doug mentioned that various members have suggested that we consider running these meeting in a more formal manner. Various options will be considered while we work through the potential

Bylaw changes.

Reading and Approval of Previous Meeting Minutes

Minutes from the 05/01/2012 meeting and the 07/10, 08/29, and 09/26 Special Meetings were read and approved. An image of the minutes is available on the PGP website.

Treasurer's Report

The treasurer's report was reviewed.

2012 YTD Budget Review

The most significant item discussed were:

- \$8,000 under budget in revenue due to 15 duplex lots outstanding dues plus the front entranceway dollars due from Charity Land.
- Overspent \$1,500 on pond maintenance and common area mulching
- \$4,875 under budget in Milwaukee Area Land Conservancy due to the fact that the FY09, 10, & 11 fees were all paid in FY11 after the FY12 budget had been finalized.

2013 Proposed Budget

- Planned to be very consistent with FY13
- (\$3,950) credit in Special Assessment which represents a 25% discount for all members who paid their 2013 assessments on time, and do not have any outstanding dues or fines pending. This FY13 proposal was again recommended since it has been determined that the Association currently has sufficient funds in reserve for planned activities and minor emergency needs.
- \$5,000 legal estimate for costs related to Association paperwork revisions and/or other legal costs.
- Membership was advised that the CD from the previous year was rolled into the savings accounts and the reason for not renewing was that the current interest of less than 1% was not worth the risk of significant early withdrawal penalties.
- Membership was advised that the Revenue section of this budget does not include the monies due from Charity Land for past due assessments, fines, or their share of the front entrance improvements. There is an agreement in place that all monies will be paid in full once Charity Land sells a lot. There was also a discussion why the Association has not placed a lien on these properties to date.

Recommendation to the Board was to maintain the annual assessment at \$200 for 2013, combined with the 25% early payment discount for compliant members, and to accept the proposed budget as presented. The Board voted unanimously in favor of the motion.

Assessment Summary as of October 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).
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- 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

2013 Landscape Quotes

Doug requested any members who had additional suggestion for potential landscapers for 2013 to provide the names to him. It was reminded that they needed to be licensed and insured for all the services they would be providing for the Association.

Front Entrance Lighting

Doug advised that the defective lighting in the front entrance was repaired.

Sidewalk / Front Yard Setback Snow Removal Reminder

Doug reminded Membership about the Franklin City practice of push-back plowing that may impact the first 15+- feet of your property/landscaping.

Winter Parking Reminder

Membership was reminded that there is no overnight street parking between November 1st and April 1st. Exceptions needed to be approved by the Franklin City Police Department.

Lamp Post Reminder

Membership was reminded that it is the expectation is that lamp posts are operational. Members who needed help changing their light bulbs should contact Doug for assistance.

Old Business

MALC Update

No update at this time

Proposed changes to the legal PGP Documents

George presented Membership with a discussion document to begin the process necessary to update the PGP legal documents. The specific process and legal requirements were also explained and discussed. After a long discussion, Membership indicated that there was no urgency that would require trying to get this process done throughout the holidays and that we should proceed in an orderly manner throughout 2013.

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.

2013 PGP HOA Meeting

2013 PGP HOA Meeting dates will be announced in January

Member Open Forum

John Hutson asked if the Association could mow the area behind the front entrance sign. He was advised that the Association would need to get the DNR involved and ask for their permission and/or a variance.

A question was asked what would happen if one of the City of Franklin's snowplows damage a mailbox. Historically they have been repaired by the City when it has happened in the past.

John McCutcheon raised the discussion about the feasibility of a neighborhood swimming pool. There was a short discussion but no action items were agreed to at this time.

There was a short discussion regarding fountains in the ponds. Membership was advised to review the old minutes to see the options that had been considered a few years ago. It was acknowledged that technology may have changed since then making it a more viable option, but no action items were agreed to at this time.

The possibility of forming committees to research some of the above ideas was discussed, as was the idea of developing a park and then deeding it to the City of Franklin, but no action items were agreed to at this time.

The meeting was adjourned at 7:38 PM.

Respectfully submitted

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