

# **PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION MEETING**

**Tuesday, October 15<sup>th</sup>, 2014**

**6:00 PM**

**Franklin City Hall**

## **Minutes**

**The Meeting was called to order at 6:01 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
- Christine Bialk, Vice President
- George Lambe, Secretary & Treasurer

### **Introduction of Attending Members & Guests**

Members of the association were requested to introduce themselves. 10 residents and 0 non-residents of the 79 total Association members who own the 90 habitable properties were represented. Currently we have 75 out of 90 properties resident owned/occupied.

### **Reading and Approval of Previous Meeting Minutes**

Minutes from the 05/06/2014 meeting were read and approved. An image of the minutes is available on the PGP website.

### **Treasurer's Report**

The October 15, 2014 Treasurer's Report was reviewed.

The most significant variance items discussed were:

- Insurance is being projected to be ~\$400 higher than budgeted due to a premium increase.
- Special Projects, Entrance is forecast to exceed budgeted amount by ~\$1,000 due to the larger than planned need to pay for snow removal for the sidewalk in front of the entrance sign due to the complaint to the city from one of our residents. The Association has been forced to pay \$1,460 to date due to this resident's action.
- Special Projects, Cul De Sac (s) Entrance is forecast to be \$500 less than budget due to the fact mulching has been deferred to next year.
- Currently, there are no planned legal costs for the balance of 2014 resulting in a savings of \$5,000 to the budget.

Assessment Summary as of May 6th, 2014:

- For 2011, 12, 13, & 14 a total 88 of 90 properties have paid their annual assessment. Outstanding dues are still owed by 1 non-resident owner (2 duplex addresses).

## 2015 Proposed Operating Budget

- Proposal is consistent with FY12, 13, & 14 actions.
- (\$13,500) credit in Special Assessment which represents a 75% discount for all members who pay their 2015 assessments on time, and do not have any outstanding dues or fines pending. This FY15 proposal was recommended since it has been determined that the Association currently has sufficient funds in reserve for planned activities and minor emergency needs.
- Special Projects buckets include \$3,500 for snow removal, sign repair/painting, mulching and plant replacement.
- \$5,000 legal estimate for costs related to Association paperwork revisions and/or other legal costs assuming the Deed Restriction and By-Laws revision process will become active.

Recommendation to the Board was to maintain the annual assessment at \$200 for 2015, combined with the 75% early payment discount for compliant members, and to accept the proposed budget as presented. The Board voted unanimously in favor of the motion.

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

## New Business

- **Front Entrance Monument Painting & Repair**

Doug advised membership that research has been done on more permanent options like ceramic paint versus just painting. For the vendors that were even interested in a job as small as this the estimated costs were in excess of \$5,000. The decision was to repair the cracks and have the monument re-painted in the spring.

- **Front Entrance & Retention Pond Pending Maintenance**

Membership was advised that the large tree and weed growths where the water enters the retention ponds will be cut back. In addition, the trees overhanging the entrance sign will be cut back to allow sunlight to the plantings.

- **Snow Removal Contract**

A contract was signed for snow removal for the 14/15 winter season

- **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. He also advised membership to contact him if the plows do excess damage to their properties and/or their mailboxes and he will coordinate with the City of Franklin.

- **Winter Parking Reminder**

Membership was reminded about the City of Franklin parking ordinance that restricts overnight parking between November 1st and April 1st. Exceptions needed to be approved by the Franklin City Police Department.

- **Lamp Posts Expectations**

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

## Old Business

- **Update on Deed Restrictions Amendment Two**  
No actions have occurred since our last meeting.

- **Changes to Bylaws Discussion / Timing**

The Bylaws discussion remains on hold until the direction of Deed Restrictions Amendment Two is resolved.

- **MALC Update**

No actions have occurred since our last meeting.

### **Website**

Membership was reminded about our:

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

### **2015 PGP HOA Meetings**

2015 Planned PGP HOA Meetings (pending availability of City Hall)

- May 5th
- October 7th

### **Member Open Forum**

Dan asked about the plans for the monument

Jim asked about the MALC burn and if the PGP Board had any say in if and when they do a burn. The answer shared was that we do not. This process is controlled by the permitting process and it is frequently modified by the weather. Membership was also advised that they could call Don Dorsan, the President of the MALC association, to express their interest. The Board will not call, because the first request from MALC will be for greater donations.

Jim discussed the previous month’s pond discussion and questioned if the only discussion was about mosquitos or was pond health discussed. He was advised that it was, but the primary focus was on mosquitos and that the decision was that it did not make sense to try to solve that issue with the entire MALC property plus the surrounding marsh areas behind Cordgrass remaining untreated. The conversation then turned to mosquito magnets and their effectiveness.

**The meeting was adjourned at 6:38 PM.**

Respectfully submitted

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