

# PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION MEETING

Tuesday, May 07<sup>th</sup>, 2019

6:00 PM  
Franklin City Hall

## Minutes

A final call for all Proxy Votes was made before calling the meeting to order.

**The Meeting was called to order at 6:05 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
- Brett Matchke, Vice President
- George Lambe, Secretary & Treasurer

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

Members of the association were requested to introduce themselves. Currently we have 80 out of 90 properties resident owned/occupied.

### **2019 Board Member Election Procedure and Timing**

George reminded Membership on how the election process would proceed throughout the evening, including the 6:30 pm cutoff time for Member voting.

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

Motion to skip reading of the minutes from the 05/01/2018 meeting and post as written was approved. An image of the minutes is available on the PGP website.

### **Treasurer's Report**

The May 07, 2019 Treasurer's Report was reviewed.

The most significant variance items discussed for 2018 were:

- Special Projects, Cul-De-Sac & Retention exceeded budgeted amount by ~\$7,000 due rip rap in several of the retention basins.
- There were low legal costs incurred for 2018 resulting in a savings of \$1,800 to the budget.
- MALC was \$1,625 over budget due to 2017 billing falling into 2018.
- Summary: 2018 expenses were ~\$5,000 more than budgeted.

Assessment Summary as of May 1st, 2018:

- 89 of 90 properties have paid their annual assessment. Outstanding dues are still owed by 1 resident owner for 2017 and 2018.

The most significant items/expected variance items discussed for 2019 were:

- Revenue is forecast to be ~\$2,700 lower than budgeted due to the decision to increase the prepayment discount from 10% to 25%.
- Summary: 2018 expenses are being forecast at budget.

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

## **New Business**

- **Front Entrance & Cul-de-sac Pending Maintenance**

Membership was advised that mulching of the islands was scheduled.

- **Common Area Usage and Designations**

A discussion regarding the usage of common areas, specifically regarding the usage of the areas near the retention basins and in the cul de sacs occurred. Membership was also advised that these areas are not being maintained in a manner that makes them safe for the general public to utilize due to erosion and animal burrows. The Board will be seeking legal guidance regarding the above discussion to share at a future meeting.

- **Excess Speeding in the Development**

Doug advised membership that we are aware of the speeding issue, but the people involved were not currently present and have never attended our meetings. He advised he would be talking to the police chief. He also advised membership that the police will be putting a speed trap in place in the future.

- **PGP and City of Franklin Violations Reminder/Update**

Membership was updated on the new Franklin parking ordinance:

SECTION 1: §245-5.L. of the Municipal Code of the City of Franklin, Wisconsin, is hereby created to read as follows:

L. Parking within Four (4) Feet of a Mailbox Prohibited. Between the hours of 6:00 a.m. and 8:00 p.m. on Monday through Saturday, no person shall stop, stand or park a vehicle within four (4) feet on either side of a mailbox which is placed and equipped for the purpose of depositing mail from vehicles on the roadway except:

(1) Temporarily stopped for the purpose of and while actually engaged in the loading or unloading or receiving or discharging of passengers and while attended by a licensed operator so that it may be immediately moved to allow for the delivery or retrieval of mail.

(2) When a person is stopping, standing or parking a vehicle within four (4) feet of their own mailbox, except as set forth under (3) below, provided that while doing so, they are not within four (4) feet of another person's mailbox.

(3) Temporarily stopped for the purpose and while actually engaged in the delivery or retrieval of mail or newspapers and while attended by a licensed operator so that it may be immediately moved to allow for the delivery or retrieval of mail.

- **Exterior Improvements/Changes**

Membership was reminded that many exterior improvements/changes require submission of an architectural review form. These included additions, painting a different color, play sets, new planting beds or significant landscape changes, etc. Replacement of existing planting and paint colors does not require any approvals. The arch guidelines and approval form are

available on the webpage. Weeds in Flower Beds/Mowing Lawn/Trim Borders are member's responsibility and should be properly maintained so that violation reminders are not necessary.

- **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 or the electric eye should contact Doug for assistance.

## **Old Business**

- **Crime Update**

Discussion of Franklin area crimes advising about the increase of opportunistic crimes due to garage doors being open while the family is around back or taking a walk. An arrest was recently made and belief is that the current perpetrator was captured, but continued diligence is recommended. Membership was also advised that the Board does not have jurisdiction for illegal activity they may observe and the Franklin Police should be called directly.

- **Retention Basin Maintenance**

There was a general discussion about the cutting of the grass/weeds around edges and near entry pipes and their opinion of the initial rip rap around entry pipes. Opinions expressed indicated that the amount installed to date looks "half done". Concern about the way the rip rap was installed accessing the basins across private property was also discussed. Discussion about what was done and future options will be discussed with TOTM before any future actions are taken.

- **Update on Deed Restrictions Amendment Two & Bylaws Amendment**

Membership was updated on the actions completed to date.

- **MALC Update**

MALC representation appeared at Franklin City Hall and stopped the proposed changes due to a discussion around the words assessment versus contribution. The City has deferred the vote on this until such time as we can resolve this issue. During a follow-up private meeting MALC tried to build cost of living and other cost increases into the documents, which was summarily rejected. We do not have an agreement with them and are going to re-visit legal for guidance.

## **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.

## **2019 PGP HOA Meetings**

Remaining PGP HOA Meetings TBD

## **Member Open Forum**

- There was a discussion regarding use of commercial drones in the development. Doug advised about the rules and regulations that are required. Membership was advised if you have a privacy or damage issue to call the police.

**2019 Board of Director Election Results**

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

George Lambe	34
Doug Milinovich	34
Mickey Mouse	01
Minnie Mouse	01

**The meeting was adjourned at 6:48 PM.**

Respectfully submitted

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

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**2019 PGP Homeowners Association Annual Meeting Ballot**

**May 7th, 2019**

Election of two Board members to a two (2) year term.  
Doug Milinovich and George Lambe's Board positions are up for election in 2019.

**Doug Milinovich** |||| |||| |||| |||| |||| |||| ||||  
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**George Lambe** |||| |||| |||| |||| |||| |||| ||||  
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Mickey Mouse |  
(write in name)


Minnie Mouse |  
(write in name)

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(write in name)


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Sangmee Konicak

5/7/19

  
05/07/2019