

PRAIRIE GRASS PRESERVE HOMEOWNERS ASSOCIATION MEETING

Tuesday, May 02, 2023

**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 6:00 PM.

Welcome

- Rene Martin, President, PGP Homeowners Association, welcomed all attendees to the meeting.

Introduction of Board of Directors

Rene introduced the members of the Board:

- Rene Martin, President
- Open, Vice President
- George Lambe, Secretary & Treasurer (absent due to COVID deferred vacation)

Introduction of Attending Members & Guests

10 members of the association were present and requested to introduce themselves.

Currently we have 82 out of 90 properties resident owned/occupied.

2023 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 05/03/2022 meeting and post as written was approved.

An image of the minutes is available on the PGP website.

Treasurer's Report

The May 02, 2023 Treasurer's Report was reviewed.

The most significant variance items discussed for 2022 were:

- Special Projects, Entrance exceeded budgeted amount as there was insufficient funds planned for maintenance on the monument and landscaping. The Association paid \$5,000 to parge the monument and the Association was forced to pay \$462 (\$1,822 for 22/23 winter) for snow removal costs due to resident complaint to the City of Franklin.
- Retention Basin costs were \$2,500 over budget to remove excess plant growth.
- There were no legal costs paid in 2021 due to incomplete, and therefore unpaid, work by retained attorney resulting in a deferred savings of \$3,000 to the budget.
- Summary: 2022 expenses were ~\$1,200 more than budgeted.

2023 Assessment Summary:

- 90 of 90 properties have paid their annual assessment.

The most significant items/expected variance items discussed for 2023 were:

- Special Projects, Entrance planned to be ~\$1,800 over budget due to snow removal costs due to resident complaint to the City of Franklin. Cost cutting/Vendor replacement efforts to be undertaken to minimize these unnecessary costs.
- No Cul-de-sac maintenance is currently pending which may result in a budget saving of \$2,000. Need for tree pruning/mulching will be reviewed throughout the year.
- Legal costs are planned to be spent in 2023 pending timing of release for the previous legal organization. \$3,000 is budgeted.
- Summary: 2023 expenses are forecast ~\$1,600 more than budgeted.

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

New Business

- **Retention Basins**

Membership was advised by Renee that the City of Franklin was starting to become involved in the review and inspection of retention basins throughout the city. She advised based on some research with experts in this space that retention basins typically need some restoration efforts after 15+ years. Estimates of costs she received were \$6,000 for dredging and potentially up to \$30-40,000 per retention basin when including bank rebuilding. Discussion about building a reserve to prepare for this to avoid a large assessment being required if/when these repairs are required. There was an extended discussion about ownership and the expectations of a special assessment to build a reserve for maintenance of the retention basins. A recommendation will be forth coming in the near future.

- **Neighborhood Services List**

Membership was again requested to advise and contractors that they were comfortable with so that we can place them on the website for our to consider. Examples of the types of services include:

- i. Landscaper/Yard Work
- ii. Snow Plow/Blowing
- iii. Plumbers/Electricians/Drywall/Contractors
- iv. Mailbox/Lamp Post Bulb & Electric Eye Repair Tips/Part Numbers

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

- **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.

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

The arch guidelines and approval form are available on the webpage.

- **City of Franklin**

Membership was advised that the City is responsible for lawns and any City ordinance violations.

- **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 the Board for assistance.

Old Business

- **Excess Speeding in the Development**
This continues to be an issue in the neighborhood and Membership was advised that instances are still occurring.
- **Retention Basin Maintenance**
Membership was advised we have contracted for two cuts of the grass/weeds around edges and near entry pipes per year.
- **Update on Deed Restrictions Amendment Two**
Membership was advised that this activity has stalled due to the retained attorney being engaged in a state case and unable to complete the requested work. Fees have been withheld pending completion of requested actions. An update to membership will be provided when available.
- **MALC Update**
No actions have occurred since our last meeting. MALC’s latest brochure is available on the website under “About”.

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.

Member Open Forum

- Membership discussed the large increase on property assessments ranging from 15-35%
- Renee advised that her geese spray experiment did not work
- There was an extended discussion on fountains in the ponds
- Renee raised the idea of a neighborhood block party and a beautification award

2023 Board of Director Election Results

Pete/Rene reported the election results to membership:

Renee Martin	32
Marge Oelschlaeger	14
Zack Bobowski	24
Blank	00
Invalid ballot	00

The meeting was adjourned at 7:35 PM.

Respectfully submitted

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