

Prairie Wood Development Association, LLC

June 2nd, 2012 Meeting Minutes

All board members present.

President Jim Cooley called the meeting to order.

October 2nd, 2011 meeting minutes were read by Secretary Mark Greicar, approved by Shelly Roehrick and seconded by Rhonda Greicar.

Treasurer, Steve Burtness, presented the 2012 Balance Sheet, Income Statement, Budget Report and dues outstanding. The complete year of 2011 financials were made available for review. The board members asked the non-LLC members if they were satisfied with the allocation of non-LLC funds. There were no objections. The financials were approved by Gene Weisenburger and seconded by Paul Kleven.

Old Business

Limited Liability Corporation

- Formed on August 20th, 2011
- 70 out of 75 lots are within the LLC
- Lots sold by developer or others will automatically become part of the LLC
- Enabled the members to own land
- Enabled the members to secure financing for the marina lot
- The LLC owns the marina lot and every member owns a portion of the LLC

Street Light Project

- 69 voting ballots were returned and counted out of a possible 75 lots
- 37 voted yes, 32 voted no
- 9 seasonal lights to be installed, 7 on the back lots and 2 on the front lots
- Operational Oct 15 thru April 15, with photo cell and cobra light
- September is target date for installation
- Billing to the assoc. starts in September (\$8.50 per light x 9 lights)

Prairie Wood Lane

- Is now a Lohnes Township road providing FEMA protection, speed limit signs, increased grading and snow removal.
- Dave Hovendick, a township board member, indicated that gravel is going to be added although the timing has not been determined. Dave said that he will follow up with Bill Wood to determine the timing.
- Funding allocation for a second application of calcium chloride will be discussed at the fall meeting.
- The possibility of writing a grant for road improvements and paving was discussed. The board members asked if there are any members who have experience writing grants and if there are any objections to writing a grant for Prairie Wood Lane. There were no objections and no volunteers.

Wood-Rutten Road

- It is currently being raised by the lake on the Benson county side.
- Dave Litzinger spoke with Mike Steffen, the Benson County Commissioner. He indicated that it is on the agenda for next year to have the road paved from the bridge to Black Tiger Bay.
- Mike Steffen is also on the Devils Lake Basin Joint Water Resource Board which operates the pumps for Devils Lake. The plan is to pump water off the lake into the Sheyenne River to a level of 1450.
- Ramsey County is planning to raise the road by the lake next spring.

Garbage Removal

- No current issues

Annual Picnic

- Dianne Litzinger made a motion for a 2012 summer picnic, not to exceed \$1,200.00 in cost. Shelly Roehrick seconded the motion. None were opposed.
- Date is set for Saturday, July 14.
- Dave Litzinger will chair the picnic committee

New Business

Realtor

- Mac McFarland introduced himself as Glenna Gjestvang's realtor and a sales representative of Wisconsin Homes.

Bug Spraying

- Mark Greicar is handling

Annual Meeting Date

- The board would like to move the first meeting of the year to an earlier date than the first week in June. This would allow decisions that are made by the association to be acted on earlier in the spring.
- It is written in the covenants that a regular annual meeting of the association shall take place on the first weekend of June. Therefore, a majority vote of the association members must be obtained to make this change.
- Kimberly Noot made a motion to vote on the date being changed in the covenants at the next meeting. Gene Weisenburger seconded the motion. None were opposed.

Assistant Secretary Position (non board member)

- Stacie Burtness has resigned. Dianne Litzinger graciously accepted the position

Dogs

- There have been complaints about barking dogs and unleashed dogs on others properties. Please maintain your dog. The board members cited the covenants

which state that nuisance dogs (two or more complaints) shall be removed from the development and shall not be permitted to return.

Fish Guts

- There have been complaints about fish guts being dumped on vacant back lots. Please find another means of disposal.

Common Lot Mowing

- Dave Hovendick and Jim Cooley agreed to mow. The board will inquire with Brad Towers also. The board members asked to make the mowing a two year commitment. Bob Boettcher made the first motion and Jay Noot seconded it. None were opposed.

Volunteer Common Lot Cleanup

- The board discussed enhancing the lots for swimming and picnicing.
- Bob Boettcher offered to clear the downed trees on the lot across from his residence.
- Jim Cooley offered to organize a clean up day.

These minutes are pending approval at the next association meeting.