

**Prairie Wood LLC Spring Meeting
June 7, 2014**

Board Members Present:

President, Jim Cooley; Vice President, Scott Sondrol; Secretary, Mark Greicar; Treasurer, Steve Burtness; and Director, Dave Litzinger

The meeting was called to order at 10:05 am by President, Jim Cooley. The meeting minutes of the Fall Meeting, 2013, were read by Secretary, Mark Greicar. There were no corrections to the minutes. Dan Rustvang made a motion to accept the minutes as read. It was seconded by Nick Cichy, and the motion passed.

New members of the LLC introduced themselves.

A detailed Treasurer's report was read by Steve Burtness.

- Currently total cash available \$45,287.20.
- \$21,646.27 cash is unrestricted and available to spend.
- Please talk to any of the board members if you want to see a detailed Treasurers Report.

There was no discussion. A motion was made by Shelly Roehrick, and seconded by Gene Weisenburger to accept the Treasurers Report as read. The motion passed.

Marina Passes

- 7 passes to the Marina have been sold so far this year.

Old Business

Down Lots

The Board would like money allocated to start fixing up the down lots. They would also like volunteers to work on the lots. Otherwise the development will have to hire someone to do the improvements. Discussion followed which included a suggestion to sell the down lots and one to keep them and make improvements.

A motion was made by Mark Nielson and seconded by Jeff Eickman to set up a committee to look at each of the three lots, make suggestions to the board for improvements, and determine (the Board) an amount of money that will be spent to get the improvements started. The motion passed. Committee volunteers for each of the three lots include the following:

- **Phase I, Lot 10 (next to Towers)**
Nate Nyberg, Dan Rustvang, and Nick Cichy.
- **Phase I, Lot 30 (next to Hovendick's)**
Bob Boettcher, Dave Hovendick, Gary Roehrick, Tonya Hunt, and Paul and Deb Kleven
- **Phase II, Lot 9 (next to Cooley's)**
Jim Cooley, Alex Tweed, Marc and Wendy Nielson Jeff Eickman

A motion was made by Bob Boettcher and seconded by Deb Kleven to have the committees brainstorm and come up with ideas to present to the Board after the July 4th Holiday. The motion passed.

Prairie Wood Lane

Jim Cooley checked with the Township to see if it would be possible to gate the West end of our road seasonally. Their attorney advised not to put up any locked gate.

Two signs are going up this summer letting people know that Prairie Wood Lane is a private subdivision road. Also, speed bumps may be on the road. The signs cost \$1,100. Jim agreed that the development would pay half the cost for them. Bill Wood is supposed to be putting up a sign also, letting people know that the East Bay Campground is the NEXT right turn after Prairie Wood.

There will be no law enforcement requested in the subdivision.

A discussion followed pertaining to use of speed bumps. Some felt the speed bumps would at least slow down the speeders. On the negative side, someone does have to be responsible for removing the speed bumps for the grader operator. After he is finished, the speed bumps must be put back on the road.

A motion was made by Carol Berntson and seconded by Dan Rustvang to let the Board make the final decision on whether or not to put down speed bumps. The motion passed.

Chemical Treatment of the Road

Chemical treatment of the road has been set for Tuesday or Wednesday of next week (June 10th or 11th). Dave Litzinger suggested funding for a second application be done if needed later in the summer.

A motion was made by Nancy Hanson and seconded by Bob Boettcher to fund a second treatment to the road if needed later in the season. The motion passed.

Annual Picnic

\$2,000 has been set aside again this year for an annual picnic. Those in attendance were not interested in having one this year. A show of hands voted down having the event.

Bug Spraying (Mark Greicar)

The lots have been sprayed twice this year. The fees will increase from \$650 per time to \$900 if the sprayer also does the back lots. It is difficult to get a pilot to come in to do this job.

We currently have \$8500 set aside for bug spraying. It was suggested that the \$2000 that was allocated for a picnic be added to the \$8500 to support the bug spraying. Everyone at the meeting agreed to let the Board make any final decisions pertaining to additional spraying.

Pet Control

Everyone was reminded to keep their animals under control and be considerate of their neighbors.

Marina

The Board will decide whether or not to have a porta potty at the Marina this year.

New Business

Changes to the Covenants

Currently there are 100 lots sold. 71 of the 100 lot owners were present at the meeting. Therefore, enough people were present for a quorum, and changes to the covenants could be made. The Board suggested 4 changes to the current covenants:

1. **The Board requested a 3-month window for setting the date for the Annual Spring Meeting.** Those dates included April, May or June of each year. Following discussion, Vicky Engen made a motion to change the Annual Spring Meeting from the first week in June to accommodate a 3-month window to include April, May, or June. It was seconded by Nate Nyberg. The motion passed.
2. **The Board asked that any reference to using wells to hook up water be taken out of the by-laws.** Following a short discussion the motion was made by Dave Hovendick and seconded by Gary Roehrick to strike the reference to using wells for hook ups to water from the covenants. The motion carried.
3. **Request to use proxy votes when people cannot attend meetings.** The current covenants do not allow use of proxy voting. There was no discussion on this issue. A motion was made by Paul Kleven to change the covenants so that proxy voting would be allowed. It was seconded by Gary Roehrick. The motion carried.
4. **Request to remove the “no competition” clause from the covenants.** There was concern about the “no competition” clause with East Bay Campground, in the covenants. The motion was made by Carol Bernstein to remove the “in completion with East Bay Campground” clause from the covenants. It was seconded by Jeff Eickman. There was a show of hands to remove the clause from the covenants. There were 5 no votes to this change. The majority of the people (66) were in favor of the change. The motion passed.

All changes to the covenants will be posted on the Prairie Wood website.

Lot in the LLC owned by Bill Wood

Some members wanted to know why Bill Wood does not pay dues for Phase II, Lot 20, which was purchased to use as a boat ramp. Dave Hovendick said that Bill had a verbal agreement with Glenna and Delvaine that he would not have to pay dues on the lot if he allowed development members to use the ramp. Others wanted reassurance that Bill would not try to use the lot to expand his campground. It was felt that the original agreement was for a boat landing **only** on this lot. The Board said they would talk to Bill and find out what his intentions are for the lot.

Mailboxes

The Board wanted to know if the members would consider having central mailboxes. The cost would be \$2800. After some general discussion a motion was made by Larry Borland and seconded by Pat Otto to keep the mail boxes as we currently have them. The motion passed.

Sheds

Some people expressed concern about sheds that are not on foundations.

Snow Plowing

Since it is the responsibility of the Township to plow our roads in the winter, some concerned owners wanted to know what can be done to make sure this is done when necessary. Steve Burtness said he would pass this concern on to the Lohnes Township Board.

Three Board Positions up for Reelection: President, Vice President, and Treasurer

Vice President, Scott Sondrol and Treasurer, Steve Burtness declined to run for re-election to the Board.

President

A motion was made by Paul Kleven and seconded by Mike Morgan to nominate Jim Cooley for President. No other nominations were made. The motion passed.

Vice President

A motion was made by Wayne Stubson and seconded by Vicky Engen to nominate Carol Berntson for Vice President. A second motion was made by Perry Brubaker and seconded by Dan Rustvang to nominate Nate Nyberg for the position of Vice President. A vote was taken and Carol Berntson was elected to the position.

Treasurer

A motion was made by Jim Cooley and seconded by Steve Burtness to nominate Nate Nyberg for Treasurer. The motion passed.

Wood Rutten Road

The rest of Wood Rutten Road is set to be blacktopped at the end of June or early July of this year.

The business meeting concluded. A motion was made by Paul Kleven and seconded by Denise Jacobson to adjourn the meeting. The motion passed and the meeting was adjourned.

Respectfully submitted by Dianne Litzinger
For Secretary, Mark Greicar