

Prairie Wood Home Owners Meeting

Sunday, September 29, 2013

The meeting was opened by President, Jim Cooley at 1:15 pm

Minutes of the spring meeting were read by Mark Greicar. No changes were requested. A motion to accept the minutes was made by Rhonda Greicar and seconded by Shelly Roehrick. The motion passed.

Financials were presented by Dave Litzinger. Paul Kleven made a motion to accept the financials as read and it was seconded by Bob Engen. The motion passed.

Down lot discussion.

Phase II Lot #10 - Jim explained the enhancements and associated charges. More dirt will be added when additional marina work is done.

Phase I Lot #30 - Shelly Roehrick commented on the condition of the lot. She spent significant time last year cleaning it up only to find it cluttered with trees. Jim Cooley will speak with Mark Gisvold about removing the cluttered trees. If anyone wants some firewood, you need to get it ASAP as the trees will be removed soon.

Phase I Lot #10 – A couple of campers and a boat have been on the lot most of the summer. They belong to the carpenters working on Brad Towers place. Jim will contact Brad to see when they will be removed.

Marina Lot Discussion

Forty one passes, five slips rented and several weekend ramp passes were sold for a total of \$15,630.00. This will go a long way in paying reoccurring bills and building out the marina without the need for any assessment.

150 trees were planted earlier in the year. Several didn't make it and will be replaced by the nursery in the spring of 2014. Other planned activity is to get the slab in the parking lot pushed in and the dock in the lot that requires some work, repaired. It will be pushed in on top of the slab for a more stable environment than the floating dock. More cement work to expand the current ramp and rocking its side is also planned. Also, more of the grass area will be replaced with gravel.

Selling marina passes again in 2014 was discussed. Al Machovsky is against doing this because it creates additional truck/boat traffic on Prairiewood Lane. With East Bay's marina done, our pass sales should be minimal. A motion was made by Bob Engen to continue selling passes in 2014. It was seconded by Deb Kleven and passed by a majority.

Prairiewood Lane

Everyone is happy with the chemical treatment. Jay Noot motioned that we continue the treatment in 2014. It was seconded by Dan Moser and the motion passed. Control of when blading of the road is done was discussed. The board will work with the Lohnes Township Board to see if we can get it to coincide with chemical treatment and less blade maintenance during the summer season.

Speeding on the road is still an issue. A motion was made by Wayne Stubson to visit with Lohnes Township about increased signage and the possibility of speed bumps. It was seconded by Dan Moser. The motion passed. Paul Kleven mentioned possibility of a mobile display that shows drivers how fast they are going. It will be discussed with the township when the speed bumps are discussed.

New Lot Sales – Several new sales of back lots were reported since the spring meeting ----this could be close to ten new lot owners. This will be a new revenue stream via home owners dues for the association.

Covenant Discussion

A significant amount of time was spent discussing covenants. Unfortunately, nothing could get done because covenant changes require a quorum and majority vote and we significantly lacked attendance. Those in attendance agree that it is a very complex issue that needs to be addressed. What set of covenants are the ones that should be managed to. It appears the set recorded 10/21/04 may be the last set to have a quorum