

Prairie Wood Development Association

Meeting Minutes for July 24, 2011

Minutes were read from the May 2011 meeting by Stacie Burtness and approved as read by Jim Cooley. Dan Rustvang seconded said motion.

Steve Burtness presented the association's income statement, balance sheet and dues payments.

Jim Cooley indicated that the association board will send out dues statements the first week in January to be paid by May. There was a discussion of a 50 dollar late fee added to the \$300 dues if paid after May. It was determined instead to have dues set at \$350.00 but if paid by May 1st the association members will receive a \$50 discount. Who ever owns the property as of January 1st is responsible for the dues payment. David Vining made a motion to approve and Dan Rustvang seconded the said motion. The motion carried by a unanimous vote.

A member questioned if the well houses had been sold. The board responded that both houses were sold. One to Michael and Kristi Litzinger for \$76.00 and the other to Bob and Vicki Engen for \$75.00.

Jim Cooley explained the voting procedure for the topics discussed at this meeting. Instead of a show of hands today, a voting ballot will be sent to all lot owners. To allow for privacy two envelopes will be provided to each lot owner. One envelope will be self addressed to the association and the other one will be blank. Voters will place their completed ballot into the blank envelope and then put the blank envelope into the self addressed envelope and mail. When the secretary receives each letter the outer envelope will be discarded and the blank envelope, which contains the completed ballot, will be kept unopened until the pre-established date when the board assembles and counts the votes.

A majority of votes will be required to pass the proposals that are included on the ballot.

Per the Prairie Wood Association Covenants each lot owner will receive one vote per lot they own. For example if an individual owns 3 lots they will get 3 votes. The only exception applies to the developer, which is currently Glenna Gjestvang, who will only receive one vote.

The status of Prairie Wood Lane was presented by the board. They reported on their recent meeting with the Lohnes Township board. The assoc. board discussed with the township:

- * The classification of Prairie Wood Lane, is it a township road or is it a private road.
- * Closing off the road at Glenna Gjestvang's property line for the months of May through August to reduce non-association traffic.
- * Improvement of current road maintenance and repairs, building up the road in front of the common lots, and payment of a \$4,825.00 snow removal bill submitted by Gisvold Excavating to the association.

The township board plans to speak with Jim Wang, the Benson County attorney and check county records to determine the classification of the road and the legality/liability of closing off the road

to thru traffic, obtain estimates on repairs/raising of road, and pay half of the snow removal bill. The assoc. and township boards will meet again August 16, 2011. The meeting was opened for discussion on the road.

The option for street lights was presented. Nodak could install nine wooden light poles on the back lots by every fourth transformer box for \$10,000. It would cost \$8.50/month for each light pole. If the association installs the poles the cost would be reduced to \$5,000. A Cobra light bulb would be used. They are a unique bulb that differs from the lights used in cities. They are often used by MN lakes. The light is more controlled. It shines directly down on the road and eliminates light haze/pollution.

The meeting was opened for discussion on the option of street lights.

An association potluck picnic was proposed by the board. The date was set for August 20, 2011. The association will provide the meat. Brad Towers offered to roast a pig, Mark Greicar knows of a band, and Gene Weisenburger will host in his quonset. A \$1,000 budget was set. A committee was formed to coordinate the event.

The board requested that when people sell their property the new owners are provided the covenants by the sellers and their contact information provided to the board.

The option for the association to purchase the west end of the marina was presented. Jim Cooley negotiated the potential agreement with Glenna Gjestvang to purchase two lots for \$80,000. The lots include the access road into the marina with an additional 124 feet east from that road. The south property line is near the Prairie Wood Lane ditch.

The proposed payment method is to use \$10,000 from the association bank account and raise dues by \$100 per year until the loan is paid off. Jim is working with Bob Engen to secure financing.

Each lot owner would receive two marina access passes. The enforcement of use at the marina would be the responsibility of all the lot owners.

As part of the agreement, Glenna Gjestvang would pay \$1000/year in association dues for her lot with the trailer and nothing for her unsold/undeveloped lots.

The meeting was opened for discussion on the purchase.

The board asked for a show of hands to determine support or opposition to the purchase. Two people were opposed. The board requested a motion to continue obtaining information on financing, taxes and insurance for the proposed lots at the marina. Dan Rustvang made the first motion and Bob Boettcher seconded it.

The next association meeting was set for one hour before the picnic on August 20th.

Rhonda Greicar made the motion to adjourn the meeting. Steve Burtness seconded the motion