

**Prairie Wood LLC / Association Spring Meeting
September 27, 2015**

Board Members Present: President, Jim Cooley; Secretary, Mark Greicar; Treasurer, Nate Nyberg; and Board Director Dave Litzinger

Board Member Absent: Vice President, Carol Bernston

The meeting was called to order at 1:05 pm by President, Jim Cooley. New lot owner introductions were made and Jim welcomed all to the Prairiewood Development,

The meeting minutes of the Spring Meeting, 2015, were read by Secretary, Mark Greicar. There were no corrections to the minutes. Shelly Roerick made a motion to accept the minutes as read. It was seconded by Deb Kleven and the motion passed.

Treasurer's Report, Nate Nyberg

Account Balance

- There is a cash balance in the account of \$23,563 as of August 2015.
- Nate reminded everyone that annual dues are \$350 for 2016. If the dues are paid by May 1st, the dues are reduced to \$300.00.
- Annual taxes for 2014 were \$920.00. This was down from \$3,200.00 in 2013. State liability was also down. The Association paid \$159.00 in 2013 and \$48.00 in 2014.
- Letters have been sent to those delinquent in paying 2015 dues.

Mosquito Spraying

- Mark Greicar reported that there were 6 mosquito spraying this year.

Roads

- \$5,170 was spent for dust control of the roads.
- The Township has been told to grade the Prairiewood subdivision roads. At the beginning of the summer this was done regularly, and then the township stopped grading on a regular basis. Dan (the grader) said the township board needs to tell him when to grade our roads.

- A suggestion was made by Shelly Roerick to write a letter to the township board requesting that they blade the Prairiewood road on a regular basis.
- Al Machovsky expressed concern over the chemicals being used to treat the subdivision road. He feels the chemicals are rusting his truck and suggested trying to find a different mixture. Jim Cooley said he would check with the county to see if another mixture could be used on the roads.

Potential Revenue

- There was a brief discussion about building a perpetual maintenance / contingency fund. It was decided to table this subject at the current time.

Marina Lot

- August 1, 2016 will be the final payment on the marina lot. All upgrades to the marina have been paid.

Bills left to pay from the \$23,000 in the Account

- Al Machovsky asked for an account of the bills left to pay.
- Nate explained that the bug spraying bill still needs to be paid. It was \$6,700 last year. Nodak Electric gets paid \$150.00 a month and there are still several checks to get out to those members who have been mowing the down lots. That amount is approximately \$1,200.
- Al Machovsky wanted to know what happened to the \$1,900 that, at one time, was part of the financials for non-LLC members. Dave Litzinger told him that there never has been \$1,900 in the non-LLC category.

There was no more discussion about the Treasurers report. A motion was made by Dan Rustvang and seconded by Steve Axtman to accept the financials report from the treasurer. The motion carried.

Dan Rustvang would like a directory with the names and lot numbers of all the owners in Prairiewood. Dave and Dianne Litzinger volunteered to work on this project over the winter.

Common Lots

- Roehrick's asked that the trees on the down lot next to them be trimmed.
- Jim Cooley said he will get a bid next year from a tree trimmer to do this and he will bring this information to the spring meeting.
- Roehrick's then suggested that the lot owners do the trimming instead of hiring someone to do it.
- Nate Nyberg said that there are erosion issues on the down lot next to Harings and that these need to be addressed. Jim Cooley said he would put this on the agenda for next spring.

Dumpsters

- Jim Cooley looked into the possibility of bringing in a dumpster for spring cleanup. It would cost \$1048 for a 30 yard dumpster and an additional \$150 each time it is dumped.
- It was decided this should not be an association issue, and "dumpster cleanup" will be dropped.

Financial Planning for the Future

- There were some concerns about future dredging in the future at the marina. It would be an expensive project and it was suggested that dues be raised OR do nothing at this time.
- Dave Litzinger thought we should be pro-active on this issue and talk with the other two parties that would also need dredging.
- Mitch Gibbs suggested waiting until the dredging is actually needed and then doing a special assessment to cover the costs.
- Jim Cooley said he just wanted everyone to be aware of a possible dredging of the marina in the future.

Miscellaneous on Marina Lot for 2016

- It was decided that each lot owner will get 2 marina passes per lot in 2016.
- There are 10 slips available for 2016. If all 10 slips are not used by association members, the Board will decide if outside individuals may rent the slips. They are \$600 for the season.
- Nate Nyberg will let people know in his newsletter that slips need to be purchased by LLC members by a certain date

Respectfully submitted by Rhonda Greicar
For Secretary, Mark Greicar