

**Prairie Wood LLC /Association Fall Meeting
September 27, 2014**

Board Members Present:

President, Jim Cooley; Secretary, Mark Greicar; Treasurer, Nate NyBerg; and Director, Dave Litzinger

Board Member Absent

Vice President, Carol Bernston

The meeting was called to order at 3:02 pm by President, Jim Cooley. The meeting minutes of the Spring Meeting, 2014, 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 Dave Danielson and the motion passed.

Treasurer's Report

Nate NyBerg gave the Treasurer's report. Because he did not yet have all of the documentation from former Treasurer, Steve Burtness the report was brief.

- Currently the LLC cash balance is \$34,532.43
- A total of 15 passes were sold for the Marina this year and there were 5 slip rentals. \$180 was collected for weekend passes.
- There are only 2 payments left on the Marina.

Nate reminded everyone that collection of the dues for 2015 starts on January 1st. They are \$350. However, if the dues are paid by May 1st, the cost is \$300.

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.

Old Business

Prairie Wood Road (Jim Cooley)

- The speed bumps are here. They will be put down on the road in the spring.
- The road has been treated with chemicals twice this year.

Lights

- The lights are set to be turned on October 15th and will be turned off again in April of 2015.

Down Lots

- A lot of dirt was hauled from the Marina to lot #10 next to Jim Cooley's and lot #30 next to Hovendick's.

- Special thanks were given to Shelly and Gary Roehrick for all of the work they did on the lot next to Hovendick's. They did suggest that more grading needs to be done to the lot, as well as hauling in more dirt and re-seeding. Jim Cooley said that will be done.
- Brad Towers will dig up any trees and bushes that he wants from the down lot next to him. Brad is the one who planted them. Once he is done taking what he wants, other lot owners will be given the opportunity to dig up any trees or bushes they would like to take. Then Mark Gisvold will go in and grade the lot, getting it ready for seeding.

Marina Lot

- Mark Gisvold has now finished putting gravel on the Marina parking lot.
- The slab will be pushed in and this is where the dock that was repaired will sit. The floating docks will be moved over and used as secondary docks.

New Business (Chaired by Dave Litzinger)

Discussion of Possible addition to the Covenants

Potential buyers and lot owners with two or more lots have gone to the Board wanting to build storage facilities on these empty lots. Our current covenants do not allow a lot owner to build a personal storage unit **only** on a lot. There would need to be an additional covenant added to the current covenants in order to address this issue.

Dave Litzinger presented the current covenants pertaining to lot ownership as well as a proposed DRAFT addition to the covenants. After discussion by members, Dave rewrote the proposed additional covenant. It is included in the minutes along with the current covenants pertaining to this matter. The proposed new covenant will require voting by LLC members, and the ballots will be sent to all members.

Current Covenant:

Phase I:

1. All lots herein shall be known, described and used solely as residential lots and no dwelling shall be constructed, erected or located on any of the herein described lots other than single or two-family dwellings.

Phase I:

3. No structure shall be constructed, erected or located on any of the above-described lots unless the design and location are in harmony with existing structures. Double-wide mobile homes no older than five years and on permanent foundations will be permitted. In any case, no dwelling shall have less than 900 square feet of floor space, excluding breezeways, decks, patios, porches and garages.

Phase I and Phase II:

7. Garages, storage sheds and gazebos shall be permitted as long as they are residential in size and nature and are in compliance with all restrictions set forth herein.

Phase II:

1. All lots herein shall be used for habitation of single-wide, double-wide or constructed homes. Each mobile home must be at least 14 feet wide, no older than 15 years old with a modern pitched roof and in very good condition.

Proposed DRAFT Covenant (to be refined):

Any current property owner that has already satisfied the single/dual family ownership covenant may purchase an additional lot for construction of a non-commercial facility for personal storage. The building will be residential in size and appearance. The building will be limited to 40 feet x 60 feet with sidewalls no higher than 12 feet. The structure will comply with all existing covenants and be in harmony with surrounding structures and not have the appearance of a storage facility or pole barn. All building plans and exception requests will be reviewed and pre-approved by a Building Committee with final approval by the current Prairie Wood LLC Board.

Rewritten New Covenant proposal after discussion with members at meeting (This will be on the ballot)

Any current property owner that has already satisfied the single/dual family ownership covenant may purchase an additional lot for construction of a single non-commercial facility for personal storage. The structure will comply with all other covenants, but not be required to duplicate the single/dual family requirement. The building will be residential in size and appearance and will be constructed on a permanent concrete slab foundation. Building size will be limited to 3000 square feet with sidewalls no higher than twelve feet. The structure will be in harmony with surrounding structures. All building plans for storage facilities and exception requests will be reviewed and preapproved by a Building Committee with final approval coming from the current Prairie Wood LLC Board.

After rewriting the proposed new covenant a motion was made by Deb Kleven and seconded by Sue Gagnon to adjourn the meeting. The motion passed and the meeting was adjourned.

Respectfully submitted by Dianne Litzinger
For Secretary, Mark Greicar