

**Prairie Wood LLC / Association Spring Meeting
June 11, 2017**

Board Members Present: President, Jim Cooley; Secretary, Mark Greicar; Vice President, Carol Bernston; and Board Director Dave Litzinger

Absent Board Members: Treasurer, Nate NyBerg

The meeting was called to order at 10:02 am by President, Jim Cooley. All new and old members introduced themselves.

The meeting minutes of the Spring Meeting June 2016, were read by Secretary, Mark Greicar. There were no corrections to the minutes. Vicky Engen made a motion to accept the minutes as read. It was seconded by Shelly Roehrick and the motion passed.

Election of Officers

All officers should be elected for 2-year terms. This should be set up so that an entire Board is not re-elected at one time. Due to an error last year, officer elections were not held. Now the positions of Treasurer, Vice President and Board Member at Large need to be voted on for the next 2-year period.

Treasurer

- Nate NyBerg wants to step down from the position of Treasurer. A call for nominations was made by President, Jim Cooley. Jeff Eickman suggested Dave Litzinger for the position. There were no other nominations. A motion was made by Tracy Martin and seconded by Mike Litzinger to have Dave as the new Treasurer. The motion passed.

Board Member at Large

- A motion was made by Vicky Engen and seconded by Mike Litzinger to nominate Alex Tweed to the position of Board Member at Large. There were no other nominations. The motion passed.

Vice President

- Dan Moser made a motion to nominate Carol Bernston as the Vice President for another 2-year term. It was seconded by Mike Litzinger. There were no other nominations and the motion passed.

Discussions

Dale Gehring said it is the responsibility of the Board to seek nominees for positions on the Board prior to the meeting. Jim Cooley said the Board would do a better job soliciting nominees in the future.

Treasurer's Report (Nate Nyberg)

In the absence of Treasurer, Nate Nyberg, Jim Cooley read the Treasurer's report for 2016.

- No current balance was included at this time. Jim estimated the balance to be approximately \$18,000.
- Lot owners' total revenue was \$35,124.90
- Total lot owners' expenses were \$24,067.61 with a net income loss of \$11,057.29.
- Total lot and Marina revenue was \$42,233.35 and total lot and Marina expenses were \$47,315.43. The net income loss was \$5,082.08.

A motion was made by Bob Engen and seconded by Alex Tweed to accept the Treasurer's Report as presented. The motion passed.

Update on Lot Ownership

- Please let the Board know if you sell a lot so that the appropriate information may be updated.
- New lot owners include: Travis & Amanda Lee, Dave & Faye Heley, Brad & Tami Hendrickson, Michael Lendaruzzi, Trevor Riterath, Richard & Janice Thompson, and Josh Tweeten.
- The Haring property was sold, pending a home inspection. Dues owed on the Haring lien have been paid.
- All homeowners' dues have been paid except for three property owners.

Chemicals on Road

- The first application is on the road except where the frost boils have developed after the winter freeze. The chemical application will be distributed on that area after the frost boils have been fixed.
- There were some concerns about when the frost boils would be fixed. Jim Cooley said he would put some pressure on the Township to get some gravel on the frost boils as soon as possible.

Discussions:

- It was suggested that perhaps the Association should spend \$10,000 on gravel rather than do road applications. Also, the Board was asked if the Association has considered blacktopping the road.
- It would cost about a million dollars per mile to do blacktop according to Jim Cooley. In order to do blacktop, it would have to be voted in by the membership.
- The majority of those in attendance at the meeting requested continuing with the current treatment of the road.
- Jim suggested contacting the Township Board if a member has issues with the road in the future.

Recording of Permit for the Marina

- At the last Benson County Meeting, the Association found out that Delvaine never recorded the finalization of the Army Corp of Engineers permit for the Marina. The Board is working on having the permit transferred from Glenna Gjestvang to all three current owners of the Marina property. The three entities are: Prairie Wood LLC

Development, Mark and/or Shari Gisvold and Gary and/or Paul Grzadzielewski. Jim is working on getting the permit updated and finalized so that all may legally work with the U.S. Army Corps of Engineers on any future Marina issues. It has been decided that the Prairie Wood LLC Development will be the entity for communicating with the Corps as they do NOT want numerous calls from different individuals.

Current State of the Marina and “North Finger”

- Marina usage rules allow 2 passes per lot – one for the owner and the other may be used for guests.
- There should be no wake boarding or jet skiing in the Marina AND there is to be no swimming in the mouth area of the marina
- State Game & Fish:
 - Thus far, the ND Game and Fish has only approved the 5mph speed limit in the Marina. Jim Cooley is still working with them to resolve some of the other issues with boats and swimmers in the Marina.

Bug Spraying

- Every effort has been made to get the plane in on Thursdays or Fridays every week to do bug spraying. The winds will affect whether or not the spraying can be done on either of these days.
- If anyone would like to have private spraying in their yards for mosquitoes, Carol Bernston will get information to you for the ***Mosquito Squad*** in Jamestown. There is at least one member of Prairie Wood that is having this done every 21 days at a cost of \$400 for the season.

Summer Picnic and/or Golf Outing

- There was no interest in a picnic, but a few people did think a mixed golf outing would be fun. Mike and Dave Litzinger will look into possibly setting this up.

Pet Control

- Everyone, please abide by the rules and keep track of your pets.
- Dave Litzinger will send out an email reminding people of the Association pet rules

Street Lights

- There was a concern that the street lights are still on in the subdivision. Jim Cooley said he would get them turned off.

Common Lots

- Last year 2 of the common lots were graveled and trees were removed on one of the lots.
- Please let the Board know if you feel anything else needs to be done to improve these lots.

Rural Water

Rural Water periodically flushes the lines. The water can be yellow during this process. It will clear up once the flushing is done.

Request for List of Lot Owners

- Dave Litzinger offered to put out a list of names and lot numbers for everyone.

Discussions

Lights

- Moser's feel it is a liability NOT to have the streetlights on all year round. Since the Association has already voted to have lights on only seasonally, Jim Cooley explained that a new vote would have to be done to change this rule.
- Dan Moser suggested we check into the legality of having lights on for only part of the year. He had concerns that this could be a liability issue to turn them off during the summer months.
- Jason Kline suggested a survey of permanent owners to see who may want lights on all year in each cluster (9 lights).
- Jim Cooley will get the directional light at the Marina fixed that is not working.

There were no more issues to discuss. A motion was made by Mark Gisvold and seconded by Dan Moser to adjourn the meeting. The motion passed and the meeting was adjourned at 11:13 A.M.

Respectfully submitted

Dianne Litzinger for Mark Greicar, Secretary