

**Prairie Wood LLC / Association Spring Meeting
May 24, 2015**

Board Members Present:

President, Jim Cooley; Secretary, Mark Greicar; Treasurer, Nate NyBerg; and Vice President, Carol Bernston

Board Member Absent:

Director, Dave Litzinger

The meeting was called to order at 9:05 am by President, Jim Cooley. The meeting minutes of the Fall Meeting, 2014, were ready by Secretary, Mark Greicar. There were no corrections to the minutes. Dave Hovendick made a motion to accept the minutes as read. It was seconded by Dan Moser and the motion passed.

Treasurer's Report

Nate NyBerg gave the Treasurer's Report.

Discussion:

- **Dues:** Dues are \$350 covering January 1 to December 31, due January 1st of the current year. If paid by May 1st they are discounted \$50. Nate made the association aware that he received some dues that were postmarked and/or received after May 1st. He contacted these members and received the additional monies from some. A couple members have refused to pay the additional monies owed. Nate asked the members how they would like this handled. A motion was made to withhold the marina pass until dues were paid in full. This was opened for discussion and it was decided that this would not work for non-LLC members. The motion was rescinded by Dave Hovendick, and seconded by Dan Rustvang. A motion was made by Shelly Roerick that the members should pay the dues as stated - \$350 annually, with an early pay discount of \$50 if paid on or before May 1st. If dues are not paid or do not include payment in full, contact will be made with the member to try to collect them. If this does not work, then the bill will be turned over to a collection agency. The motion was seconded by Sue Gagnon and the motion passed.

- **\$300 listed for blading:** Last fall the road was really bad. Mark Gisvold asked if he could check with Close Construction, and they bladed the road. Jim talked to Dave Hovendick to see if the township would pay this bill, and they reimbursed the LLC for half. The township is supposed to blade the road once a week and the speed bumps need to be removed for this.

- **\$17,000 listed for common lots:** Jim said a portion of this was for Mark Gisvold to move the black dirt scrapped from the marina lot to the common lots. It also included hauling in 2 semi loads of gravel to common lot #3. Jim asked for bids but Mark completed the work.

Bill for \$23,845 was received from Mark Gisvold.:

\$ 9,970	Marina – stripping dirt and graveling
\$12,245	Common lot #1 (by Jim Cooley)
\$ 440	Common lot #2 (by Dave Hovendick)
\$ 1,190	Common lot #3 (by Brad Towers)

\$13,845 was paid in February and a balance of \$10,000 is to be paid in 2015. The \$10,000 includes maintenance for the marina. The monies received from selling passes and boat lift fees were used for the gravel that was put down in the marina.

The question was raised as to the amount on Common lot #1: Mark Gisvold did the work and billed the Association. The future for the common lots is for them not to be sold and to give the association members access to the beach. Common lot #1 will be an open green space. There won't be a covered picnic area. The work would have been needed to be done to complete the project. Everyone was made aware that bids need to be collected before any work is started in the future.

Bank payment will be made in August on the marina lot, which will leave 1 payment remaining.

Cole Lamb made a motion to approve the treasurer's report as submitted. Dan Rustvang seconded the motion, and the motion passed.

New Business

Fall Meeting Date – To be determined by the board.

Election of Officers

- Director, Dave Litzinger – Dan Rustvang nominated Dave to serve another term on the board, Gene Weisenberger seconded the motion, and the motion passed.
- Secretary, Mark Greicar – Steve Axtman nominated Mark to serve another term on the board, Cole Lamb seconded the motion, and the motion passed.

Building Committee

- Dan Rustvang nominated Nate Larson, John Eikman, and Cole Lamb to serve on the Building Committee that will review and approve construction requests for storage facilities. Dave Hovendick seconded the motion, and the motion passed.

Open Discussion

- **Lights:** A suggestion was made to keep the street lights on all year. This was discussed and the majority agreed to leave the lights as they are now, off from April 15th though October 15th.
- **Spring Clean-up Week:** It was suggested that a week be set aside in the spring to clean up properties and have a dumpster available on the marina lot to dispose of items. Board to check on the cost and discuss at the fall meeting.

Old Business

- **Dues :** Dues are \$350.00 per year from January 1 to December 31. They are due January 1, and are discounted by \$50 if paid by May 1 of the current year.
- **Common Lots:**
 - Lot #1 – this lot is pretty much done.
 - Lot #2 – Dave Hovendick will till up and seed. Nate Nyberg volunteered to help if needed.
 - Lot #3 – Trees and shrubs will be marked with a pink tag. If someone would like a tree they need to write their name on the tag. The rest of the trees will be taken out around June 15th. The lot will be seeded in the fall.
 - Mowing: The association will pay \$300 a year for mowing a lot. The individuals doing the lots will do this for two years. Lot #1 – Jim Cooley, Lot #2 – Dave Hovendick, Lot #3 – Nate Nyberg
- **Road Maintenance:** We are set up for 1 application to oil the road in June at a cost of approximately \$5170. The township said they would possibly gravel the road this fall. We may have to oil the road twice next year with the new gravel on it.
- **Bug Spraying:** Mark Greicar spoke with the pilot and he does not have his plane ready to fly as of the time of this meeting. Mark called around and was not able to find another pilot that would spray for bugs. Mark has asked him to spray Thursday or Friday mornings if possible.

Marina Business

- Update
 - **Tree Replacement** – Replanted 20 trees under warranty.
 - **Dock Systems** – Floating docs are to be removed and the new doc put in. The floating dock could be moved to the other end of the lot.
 - **Mowing** – Dave Mask volunteered via email to mow the lot at \$300 per year.
- **2015 Pass Selling** – We've sold about 5 passes and have 5 or 6 lifts in. Each lot owner receives 2 passes per lot and they are for you and your guests. Under no circumstance should the passes be sold or transferred. We buy passes in lots of 120 – Wayne Stubson will check to see if he can find a less expensive vender.

- **Mouth of Marina Dredging:** There is some concern that the outlet may be getting shallow and people wanted to know who is responsible for this. There is an easement for dredging that goes along the lot owned by the LLC, as well as the lot (known as the finger) owned by Mark Gisvold, which Jim described by reading the legal description. Jim is to check into dredging costs and will give an update at the fall meeting. It was discussed that boats should slow down.
- **Marina Lot:** Concern was expressed for the safety of kayaks and people swimming in the marina. Jim is to reach out to Mark and express our concern for the safety of his campground residents.
- **Porta Potty** – The majority agreed to get a porta potty again this year at a cost of approximately \$130.

A motion was made by Steve Axtman to adjourn the meeting and seconded by Cole Lamb. The motion was passes and the meeting was adjourned.

Respectfully submitted by Rhonda Greicar
For Secretary, Mark Greicar