

## **Prairie Wood LLC / Association Spring Meeting June 5, 2016**

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

The meeting was called to order at 10:35 am by President, Jim Cooley. The officers and all members at the meeting introduced themselves.

The meeting minutes of the Fall Meeting, 2015, were read 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 Shelly Roehrick and the motion passed.

### **Treasurer's Report (Nate Nyberg)**

#### **Account Balance**

- The financial statements of 2015 have been turned in to the tax accountant.
- There is a cash balance in the account of approximately \$38,000.
- The final payment on the marina lot has been paid to the Tolna Bank (approximately \$6,900).
- A check has been sent for the Association insurance.
- Several lot owners still need to pay their dues for 2016. Collection letters will be sent soon.
- Those who have lifts in the Marina were reminded to please pay Nate for the current season.

Al Machovsky wanted to know why the financial report did not include LLC dues. Jim Cooley explained it. Only 1 lot of the 112 voting members is non-LLC and special records will not be kept for less than 1% of the subdivision.

A motion was made by Paul Kleven and seconded by Dan Moser to accept the Treasurer's Report. The motion passed.

#### **Roads**

- The township has approximately \$3,500 to do graveling of the roads. The plan is to gravel as much as the township budget will allow.

#### **Street Lights**

- The Prairiewood Lane street lights are on from October 1<sup>st</sup> to April 1<sup>st</sup>.
- The fee to Nodak is \$7.50 a month whether the lights are on or not.
- The Marina lights are not covered by Nodak electric, and are maintained by the Association.

### **Bug Spraying**

- Mark Greicar reported that there were 6 bug sprayings this past season.
- He also reported that the Association has had no luck getting anyone to spray for bugs this year.
- Gary Roehrick suggested that everyone spray their own yards for bugs.

### **Marina Throat Dredging**

- Three contractors have been contacted to do dredging of the Marina.
- **Close Construction** came out and met with the Association. They made a bid of \$200 per hour with a maximum spend not to exceed \$5,000. The other contractors contacted did not make bids. **Close** is scheduled to start dredging on June 13<sup>th</sup>.
- The Marina Throat dredging will be a shared expense with 2 other groups. The sloping of the ramp and putting in new slabs is an Association only expense.

There was a motion by Bob Engen and seconded by Dave Hovendick that the Association move forward with dredging of the Marina. The motion passed.

### **Marina Boat Landing**

- The boat landing needs work. **Close** put in a bid to do the work for a minimum of \$3,500 and no more than \$5,000.
- Mitchel Bodell poured six slabs at the marina. The cost was \$6,200. The slabs will be ready to put in the water in the next 2 weeks.
- The current dock will be moved to the west of the current slab. **Close** will re-slope the new area and put in the new slabs.

### **Selling Marina passes**

- Since Bill Woods is adding 50 new lots to his camp ground, there was concern about selling passes to the Marina now and in the future. The number of passes is way down this year (only one so far) so it was explained that there is no concern that campground individuals will be requesting passes in the future.
- Jim Cooley said that if the Marina starts to get crowded, the Association can always stop selling passes.

### **Speed Bumps**

- Gary Roehrick wanted to have more speed bumps to cut down on the road dust, rather than using chemicals. Jim Cooley said there is a need for the chemicals and more speed bumps would not resolve the dust issue.

### **No Wake Zone /No Swimming in Marina**

- Jim talked to the Game and Fish Department and they cannot currently fine anyone for speeding or swimming in this area. However, they can make an executive ruling on the **no wake zone/ no swimming** area. Once this is done, people may be fined if they do not

obey the rules set up by them pertaining to the **no wake / no swimming** area in the Marina.

#### **Mowing and Weed Eating the Marina and Down Lots**

- Jim Cooley has received a bid to mow the 3 down lots and the Marina for \$100 per lot. By having the lots done by someone other than personal lot owners, the Association would no longer be liable for any equipment breaks.
- Dave Litzinger offered to mow the lawns (with brother Mike) for less money. They would be responsible for any equipment breakage.

A motion was made by Deb Kleven and seconded by Mike Morgan that the Association get bids to mow the common lots and the Marina for the remainder of the year. The cost cannot exceed \$6,000. All bids are to be in by Friday. The motion passed.

#### **Board Spending**

- The Board asked for authority to spend money on maintenance only items, without going to the homeowners for voting approval. If this had been in place already, the Board would could have proceeded with dredging and boat landing issues earlier in the year instead of waiting for the spring meeting.

A motion was made by Mike Morgan to allow the Board to spend up to \$30,000 for maintenance without homeowner voting approval. Wayne Stubson felt the amount of \$30,000 was too high. Mike Morgan amended the motion to allow the Board to spend up to \$20,000 for maintenance, without lot owner voting approval. It was seconded by Deb Kleven. The motion passed.

#### **Picnic**

- There was no interest in planning a picnic this year.

There was no other business. A motion was made by Mark Nielson and seconded by John Eickman to adjourn the meeting. The motion passed and the meeting was adjourned.

Respectfully submitted

Dianne Litzinger for Mark Greicar, Secretary