

Leona's Rolling Meadows Homeowner's Association  
Board of Directors/Officers Meeting  
May 7, 2008

MINUTES

Members Present:

Steve Retherford, President  
Bill Yazji, Treasurer  
Kyle DeWitt, Board Member  
Huett Turney, Board Member

Eden Niese, Vice-President  
Angela Moreno, Secretary  
Bob Haggarty, Board Member

President Retherford called the meeting to order at 7:25 p.m.

Treasurer's Report

Treasurer Yazji reported that there are still nine homeowners currently outstanding for the 2008 dues, and that three are new homeowners. The total of outstanding dues is \$1,978.25. He stated that he has paid the landscaper for the additional work that we requested (mulching/trees) and that the balance of the reserve account is \$17,320.83 and the balance of the operating account is \$19,579.72.

Treasurer Yazji stated that all of the Neumann Homes lots have been turned over to the bank, and that  $\frac{3}{4}$  of them currently have sales pending.

The board discussed purchasing new flags for the flagpoles at the entryway to the subdivision on Highway H. Treasurer Bill stated that if the Board desired, it would be inexpensive to remove the flagpoles, which would prevent further maintenance. The Board discussed the matter and unanimously decided to keep the flag poles and to purchase three new flags. Member Haggarty made a motion to purchase a new United States Flag, State of Wisconsin Flag, and City of Kenosha Flag. Secretary Moreno seconded the motion. Voice vote, all in favor, motion carried.

ARC Procedure

It was noted that the ARC Email Inbox should be checked on a more regular basis, and Member DeWitt stated that he would check it at least every other day. He will then report the requests to Secretary Moreno so that they can be recorded and he will work with the other Board Members to approve the requests. ARC requests that come via mail will be picked up by Secretary Moreno, Treasurer Yazji or President Retherford and then passed on to one of the Board Members for approval.

Secretary Moreno informed the Board that there were currently several ongoing violations (installations without ARC approval) and that letters either have been or will be sent informing the homeowners of the proper approval process.

### Minutes

Secretary Moreno made a motion to approve the minutes of the April 1, 2008 meeting. Member DeWitt seconded the motion. Voice vote, all in favor, motion carried.

### Strategic Planning

Member Haggarty stated that he would like the Board to consider formalizing a strategic plan for in order to plan and budget for the needs of the subdivision. The Board discussed this idea, and agreed it would be beneficial to plan for future needs, including the following:

- Signage to the ponds and the nature preserve (“Enter at your own risk”, “No swimming”, “No ATV’s”, etc.)
- Fountains for the ponds – these may be mandated at some time in the near future, as a method to keep the water flowing and to prevent standing water
- Regulation of the use of the nature preserve to the east of the subdivision

The Board decided to further discuss strategic planning at future meetings to brainstorm other issues of concern/importance to the subdivision.

### Protection of HOA Property

The Board discussed complaints about inappropriate use of the nature preserve, including 4-wheelers that have been damaging the property. As discussed earlier, signs will be purchased and installed on the property warning that ATV use is prohibited, and a mailing could be sent to homeowners reminding them of the intended use of that property.

### Closed Session

Member Haggarty made a motion to go into executive session to discuss a legal matter and ARC violations. Vice-President Niese seconded the motion. Voice vote, all in favor, motion carried.

Discussion was held in executive session.

Member Haggarty made a motion to come out of closed session. Member DeWitt seconded the motion. Voice vote, all in favor, motion carried.

### New Business

Member Haggarty passed along two requests that he received from homeowners, to ban wind chimes and to transition Leona’s Rolling Meadows into a gated community. The Board agreed that both requests were beyond the scope of the duties and authority of the Board.

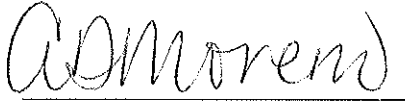
### Next Meetings

The next meeting will be scheduled for the first week of June.

Adjournment

Having no further business to come before the Board, Secretary Moreno made a motion to adjourn at 10:00 p.m. Vice-President Niese seconded the motion. Voice vote, all in favor, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "A. Moreno". The signature is written in black ink and is positioned above a horizontal line.

Angela Moreno  
Secretary