

Leona's Rolling Meadows Homeowner's Association  
Board of Directors/Officers Meeting  
April 1, 2008

MINUTES

Members Present:

Steve Retherford, President  
Angela Moreno, Secretary  
Huett Turney, Board Member

Eden Niese, Vice-President  
Kyle DeWitt, Board Member

Not Present:

Bill Yazji, Treasurer  
Bob Haggarty, Board Member

President Retherford called the meeting to order at 7:12 p.m.

Treasurer's Report

President Retherford reported that a sweep of the mailbox yesterday netted approximately 23 more dues, which leaves the outstanding dues at about 25 homes. Secretary Moreno will check it again tomorrow night and drop those off to Treasurer Yazji.

ARC Procedure

The Board clarified the ARC procedure, noting that the secretary will receive requests, maintain a log of them, and then hand them off to one of the Board Members to complete the approval process. Whichever Board Member takes on the request will sign return the approval to the homeowner and send a copy to Angela for their files. Board Members will be responsible for checking the ARC Request Inbox and reporting requests to the Secretary for the log. They will provide copies of the approval upon completion.

Community Picnic

The Board discussed the idea of holding a subdivision picnic sometime during the summer. While no HOA funds would be used to support the picnic, the Board discussed the possibility of a block party that would be held in the park. Homeowners could bring their own grills, food and beverages. The "block party" would be an opportunity for all of the homeowners to socialize and would foster a sense of community without being cost prohibitive. Vice-President Niese and Secretary Moreno volunteered to form a subcommittee to organize the event.

Strategic Planning

This item was tabled for a later date when the entire Board could be present for the meeting.

Use of Nature Preserve

It came to the attention of the Board that several homeowners were riding their four-wheelers on the nature preserve, which has begun to cause damage to the property. The Board brainstormed

ways to address this issue, and agreed to have the attorney look into this matter, as it is possible that the use of the land by recreational vehicles could violate Wisconsin Department of Natural Resources regulations.

#### Publication of minutes

Secretary Moreno proposed posting approved meeting minutes on the HOA website. She stated that even though the Board is not required to publish minutes, she believes in transparency and thinks that it would benefit the homeowners to be able to read the minutes and understand what takes place at the meetings. She stated that sharing the minutes with the homeowners could help to address the skepticism that is shared by many homeowners that don't understand what the HOA does.

Secretary Moreno stated that matters that the Board discusses that contain personal information (such as homeowner delinquencies, legal action, etc.) would take place in executive session, and therefore be reported in closed session minutes which would not be published. Minutes would not be posted until they are reviewed by the Board and approved at the next meeting.

The members present agreed that publishing the open session minutes would be a benefit to the homeowners. If the two members that were not present also agreed, formal action on this matter will be taken at the May meeting.

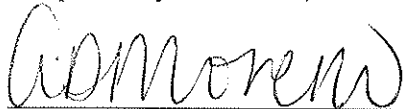
#### Next Meetings

The next meeting is scheduled for May 6, 2008.

#### Adjournment

Having no further business to come before the Board, Member Vice-President Niese made a motion to adjourn at 9:21 p.m. Board Member DeWitt seconded the motion. Voice vote, all in favor, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,



Angela Moreno  
Secretary