

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

MINUTES

Members Present:

Steve Retherford, President

Eden Niese, Vice-President

Bill Yazji, Treasurer

Angela Moreno, Secretary

Bob Haggarty, Board member

President Retherford called the meeting to order at 7:15 p.m.

Minutes

President Retherford made a motion to approve the regular and executive session minutes of the June 4, 2008 meeting. Member Haggarty seconded the motion. Voice vote, all in favor, motion carried.

Treasurer's Report

Treasurer Yazji provided a detailed report of outstanding accounts, and provided a verbal report on the status of collections on each account. Member Haggarty made a motion to accept the treasurer's report as presented. Treasurer Yazji seconded the motion. Voice vote, all in favor, motion carried.

The Board discussed further collection action against the delinquent accounts and agreed to direct the attorney to take action by initiating contact with delinquent homeowners.

Newsletter

Secretary Moreno presented a draft newsletter to the Board for consideration. She also presented a comparison pricing for three different printing/ mailing options. The Board agreed that the newsletter would greatly benefit the residents, and that the cost would be nominal if the newsletter was only sent twice per year (Spring & Fall). Secretary Moreno will find out the costs of printing the newsletter in black and white only, and will bring a completed draft to the next meeting for approval and mailing this fall. She recommended providing residents with an option to receive the newsletter via email, which will not only cut costs, but is more environmentally friendly.

Signs

Member Haggarty reported that he got quotes for the signs to be posted in the nature preserve and around the ponds. They are approximately \$160 each, and are quality material that will not rust. Treasurer Yazji stated that he would talk to the landscaper to get a cost estimate for installation. It was agreed that smaller signs are needed for the ponds. The Board agreed to seek the opinion of our attorney on the proper language for the pond signs. Member Haggarty made a motion to authorize the Board to spend up to \$5,000 to purchase signs to be installed in the nature preserve and around the ponds. Vice-President Niese seconded the motion. Voice vote, all in favor, motion carried.

The Board scheduled a walk-thru on Monday, August 11th @ 7 p.m. to determine where the signs will be placed along the ponds.

Nature Preserve Abuse

The Board agreed that under no circumstances whatsoever are motorized vehicles permitted on the nature area. This is not only disruptive to the ecosystem, but it is a liability for the HOA. Signs are to be purchased to be posted in the nature preserve that will read “Private Property – No Motorized Vehicles”. Once the signs are posted, residents can call the police to report motorized vehicles in the nature area, as they are trespassing.

Pond Scum

The ponds are covered with algae (particularly the ponds north of 64th St.). The Board agreed to get estimates from the landscapers for the cost of manually removing the algae in order to avoid chemical treatment. Member Haggarty volunteered to research pond maintenance companies to get further direction on how to best keep up the ponds.

Parkway Trees

Treasurer Yazji reported that he is working on this issue. He hopes to have an answer by Monday, August 11th to clarify whether the builders or developers are responsible for installing the parkway trees, however he believes it is the builder’s responsibility.

Flags

Treasurer Yazji made a motion to authorize the purchase of the flags for the entryway. President Retherford seconded the motion. Voice vote, all in favor, motion carried. Member Haggarty stated that he will pick them up in Racine.

Entryway Lighting

Treasurer Yazji explained that the entryway lighting continues to go out and needs to be checked by an electrician. Secretary Moreno made a motion to hire an electrician to repair the lighting. Vice-President Niese seconded the motion. Voice vote, all in favor, motion carried.

Community Picnic

The Board discussed several options pertaining to a community picnic, and after lengthy consideration decided to wait until next year. There are many issues involved, including cost effectiveness, activities, and volunteers.

Having no further business to come before the Board, Member Haggarty made a motion to adjourn at 9:40 p.m. President Retherford seconded the motion. Voice vote, all in favor, meeting adjourned.

Respectfully submitted,

Angela Moreno
Secretary