

Leona's Rolling Meadows Homeowner's Association
Board of Directors/Officers Meeting
March 21, 2009

Members Present

Steve Retherford, President

Bill Yazji, Treasurer

Mary Erskine, Board Member

Eden Niese, Vice President

Debbie Ehlert, Secretary

Bob Haggarty, Board Member

Members Missing

Kyle DeWitt, Board Member

The meeting was called to order by President Retherford at 1:05 p.m.

Minutes Approval

Motion for approval of minutes for December 1, 2008 and January 13, 2009 was made by Board Member Bob Haggarty, and seconded by President Steve Retherford. Minutes for these dates were approved by voice vote, all in favor.

Motion to approve minutes for the regular session was made by Treasurer Bill Yazji, and seconded by President Retherford. Minutes for this date were approved by voice vote, all in favor.

Secretary Ehlert will forward electronic copy of minutes to Treasurer Yazji for posting on the web site. Treasurer Yazji will contact past Secretary Moreno for the electronic record of the minutes for December 1, 2008 and January 13, 2009 for posting on the internet.

Treasurer's Report

Currently 113 lots have paid the 2009 assessment; 75 lots are left to pay. There are currently 4 William Ryan Lots that have not closed to date. Treasurer Yazji will be sending out an email to the remaining 75 homeowners reminding them of the assessment due date.

Current Operating Dollars \$16, 542.38

Current Reserve Dollars \$20, 548.03

ARC Requests

Board Member Haggarty presented one ARC request that was approved. Secretary Ehlert, will be mailing out the response the homeowner the Week of March 22, 2009.

One ARC Request was immediately declined as it was not compliant with the rules and regulations of the HOA.

Newsletter Update

Vice President Niese will be sending a second email blast out to the community to solicit volunteers to help with the development of the Leona's Rolling Meadows Newsletter.

Secretary Ehlert volunteered to help with the development of the news letter with the Vice President and Board Member Erskine. Motion was made by Board Member Haggerty to allow Vice President Niese to purchase the Publisher Software (up to \$200.00) for the development of the news letter. Treasurer Yazji seconded the motion, voice vote, approved. A date will be scheduled in the near future to brainstorm the format and content of the newsletter, Vice President Niese will send out an email regarding the date and time.

Community At Large Observations

The overall maintenance and appearance of the public areas, nature area and ponds was discussed. There is a significant amount of garbage in these areas that needs to be cleaned up. It was agreed by the board to have the landscape company Aspen come out and clean the areas prior to the start of the lawn maintenance season. Treasure Yazji will be contacting Aspen to schedule a date.

President Retherford will be sending out an email to remind homeowners to take down their Holiday Decorations if they have not already done so.

Vice President Niese will be developing a tracking system to assist the HOA to trend and monitor the action steps taken when a concern has been brought to the attention of the HOA. This tracking will assist the HOA to ensure that all necessary steps are followed in conjunction with the community rules and regulations.

There are 3 remaining signs that need to be posted in the water areas stating that these areas are private property. However these signs cannot be put into place until the weather changes and the ground thaws. In Mid April, the sign company will be contacted for further posting. \$800.00 is still owed for the making of the signs.

Vice President Niese questioned the dirt pile building up on the corner of 82nd Avenue and 64th Street in the empty William Ryan Lot. Secretary Ehlert stated that it has been observed that dump trucks from Peterson's bringing the dirt over and dumping it in the lot. President Retherford will be contacting the Alderman regarding this observation.

Discussion followed regarding the notification of New Homeowners of the rules, regulations and Assessment Fees of Leona's Rolling Meadows HOA. Vice President Niese suggested developing a welcoming gift for new homeowners, to be delivered by the HOA welcoming them to the community. The gift would also include a letter welcoming the persons to the community, as well as some highlighted bi laws. Board Member Haggerty motioned for \$200.00 to be allocated this year to pilot the idea, and Board Member Erskine seconded the motion, voice vote, motion carried. A sample basket will be brought to the next meeting.

Secretary Ehlert suggested putting together a welcome letter for the realtors to that highlights the community, as well as mentions some of the bi laws of the HOA. The letter would be submitted to the Kenosha Realtors Organization to consider providing

prospects as they are showing homes in the community. President Retherford will be drafting a letter and will present it at the next meeting.

President Retherford, Vice President Niese, and Treasurer Yazji comprise the committee that will be working with the landscaping company regarding the design of the front entrance to Leona's Rolling Meadows from Highway H. Treasurer Yazji will be contacting Aspen for appointment the week of March 22, 2009.

ARC Policy and Procedure

Due to time constraints motion was made by President Retherford to wait until Board Member DeWitt could be present to discuss. Secretary Ehlert second the motion, voice vote, motion was carried. The ARC Policies and Procedures will be discussed at the next meeting.

New Business

Board Member Haggerty will be purchasing new flags for the flag poles that face Highway H.

The next Board Meeting will be held on April 25, 2009, at 9:00 a.m. The meeting will be held at Treasurer's Yazji Home.

Motion was made by President Retherford to end the meeting at 3:30 p.m. Secretary Ehlert seconded the motion; verbal vote, motion carried.

Meeting ended at 3:30 p.m.

Debra Ehlert
Secretary