

Leona's Rolling Meadows Homeowners Association

2009 Annual Meeting

January 13, 2009

All information within this presentation is intended for Lot / Homeowners within the Leona's Rolling Meadows HOA. Any other use is prohibited.

Meeting Agenda

- Welcome.....Steve Retherford
- Election Process Overview.....Steve Retherford
- Director Candidate Review.....Candidates
- Election of Directors.....All
- Neighborhood Update.....Bob Haggarty
- 2008 AccomplishmentsKyle DeWitt
- Financial Update.....Bill Yazji
- Q&A, Annual Meeting Close.....Eden Niese
- 2009 Board of Directors Meeting.....2009 BoD
- Officer Candidate Review.....Candidates
- Election of Officers...(optional).....2009 BoD

Election Process Overview

- Voter Registration/Ballot Distribution
 - 1 vote per lot, lot owner as of 12/31/09.
 - Due's/Fee's must be up to date to vote/run
- Proxy Registration
 - Must be signed by the person granting proxy and person presenting proxy
- HOA Members will vote for 3 Board of Directors
 - These 3 Board members after Annual meeting elect the Officer positions (per By-laws) at the first Board of Directors meeting
- **Last Request:** Write-In Candidate Submissions?
- Vote & Tally
 - In the event of a tie, there will be a 2nd vote (proxy votes will not be included)

Board Of Directors Candidate Review

- Length of LRM residency
- Anticipated duration of LRM residency
- Familiarity with Bylaws & Rules
- Relevant experience
- Motivation for running
- Top 3 neighborhood issues

BoD Candidates on Ballot

Please vote for only three (3) Board of Director candidates! Results will be posted later in this presentation.

Neighborhood Updates

- Leona's Rolling Meadows Lot Status
 - 186 of 192 lots closed
 - Includes un-built lots owned by smaller builders, but not built on and foreclosed lots from Neumann Homes
- Neumann Bankruptcy Questions/Issues?
 - Homeowner Warranty – Contact your attorney
 - Title/Lien Issues – Contact your title company
- Our HOA owns & maintains 38.3 acres
 - Includes multiple ponds, nature preserve areas, etc.
 - HOA pays maintenance and taxes for this land
 - Leona's HOA does **not** own/maintain park equipment or the asphalt walkway around the park.

Neighborhood Updates

- Snow Plowing
 - Complaints must go to City/Alderman. Per the City, they only plow bus routes unless snow is 4" or more.
 - Generally would expect less use of salt on ALL roads
- Warehouse Issues
 - Nuisance lighting reported and rectified
 - Landscaping & traffic issues
- Parkway Trees
 - Homeowners are required to maintain and replace if necessary. \$25 fee if Parks Dept. replaces
 - Discussions with attorney on one builder that has refused to honor the development agreements to install trees
 - In late 2008 letters went to all homeowners who didn't have a parkway tree

Neighborhood Updates

- Common Area Use Reminder
 - No motorized vehicles
 - Homeowners urged to report violations to Kenosha Police.
 - Private property for Leona's HOA homeowners only
- Undeveloped Land at H & 60th
 - Zoned for Single Family
 - According to alderman, no plans have been submitted to develop this property

2008 Accomplishments

- HOA Common Area Landscape Improvement
 - Fertilizer & Weed Control
 - Mulch and Edging Around Trees
 - Dead Tree Replacement
- Entry Way Improvements
 - New Flags & Lighting Issues
 - Entry way overhaul recommended for '09
- Common Area Signage
 - 3 remaining signs to be installed
- Vacant Lot Mowing
 - Violations reported to city

Architectural Review Update

- Rules & Regulations Issues
 - No issues in 2008. No changes made, or recommended by homeowners.
- Future alterations/clarifications
 - Responsibility of newly elected HOA officers/board
 - Changes may require member vote
- Reminders
 - Submit requests **prior** to doing work
 - Allow 2 weeks for request processing
 - Most Common Projects that require ARC: Fences and Playsets

Financial Detail Update

Operating Income/Expense		2008	Expense	
Income			Administrative Expenses	\$ 413.00
HOA Dues	\$	24,442.95	Bank Fee	\$ 31.00
Late Fee & NSF Check Fee	\$	1,419.55	Insurance Expense	\$ 866.00
Accounts Receivable	\$	(1,547.66)	Landscaping	\$ 14,087.42
		Total Income	Legal Fees	\$ 946.98
		\$ 24,314.84	Meeting Expenses	\$ 183.32
Other Income			Office Supplies	\$ 365.82
Reserve Fund Interest		266.84	Pond Maintenance/SWU	\$ 1,061.74
Reserve Fund	\$	1,900.00	Postage	\$ 263.60
		Total Other Income	Repairs & Maintenance	\$ 3,648.88
		\$ 2,166.84	Tax - Income	\$ 162.22
Bank Account Balances			Tax - Property	\$ 204.12
		1/13/09	Telephone & Fax	\$ 239.40
Reserve Account	\$	20,529.94	Total Expense	\$ 22,473.50
Operating Account	\$	2,176.32		

Other financial information...

- Current on all billing, including liability insurance, property taxes and all vendors.
- Transferred \$2000 to reserve fund by being cost conscious.
 - Completes reserve fund replenishment
- 2008 Delinquents
 - 2 Homes Delinquent
 - Lien Processed on one. Other will be foreclosed on.
- 2009 Annual Dues Collection
 - New board will determine budget and assessment
 - Payment to HOA due by 3/31/09
 - More aggressive lien placement for 2009

Thank you for coming

- Conclusion & Close of 2009 Annual Meeting
- Announce 2009 Board of Directors (next slide)
- 10 Minute Break and Introduction of Alderman David Bogdala
- Open of 1st Board of Directors Meeting (optional)
 - Optional to HOA Members
 - Officer Candidate Review
 - Board of Directors may elect Officer Positions
 - President, Vice President, Treasurer, Secretary
- Close of 1st Board of Directors Meeting

Board Of Director Election Results

- **Kyle DeWitt**
- **Mary Erskine**
- **Bob Haggarty**

BoD Meeting Adjourn

- Next Steps
 - Board to elect officers at closed meeting in the very near future
 - Homeowner notification of new board/officers
 - Budget & Annual Assessments
- Thank you for coming to support your HOA
- Refer to www.lrmhoa.org for minutes & presentation from Annual Meeting
- Phone/Fax: 262.997.1069
- Email: admin@lrmhoa.org