

**Leona's Rolling Meadows
Annual Board Meeting Minutes
January 20, 2010**

2009 Board Members and Officers Present

Mary Erskine, Board Member
Steve Retherford, President
Debra Ehlert, Secretary

Bob Haggarty Board Member
Eden Niese, Vice President

2009 Board Members and Officers Not Present

Kyle Dewitt, Board Member Bill Yazji, Treasurer

Total homes present were 15 including the past board members.

Past President 2009 Steve Retherford presented summary of board actions for 2009 and reviewed prepared power point. The following is a summary of the presentation made:

Accomplishments for 2009

- Front entry way landscaping was redone.
- Common area maintenance was completed.
- Met with other HOA's of Kenosha to determine if there was a way to create HOA purchasing power to lower costs for services for all HOA's.
- Newsletter went out this past year, as a communication tool for the community to keep people informed, and was well received.
- Welcome Baskets were provided to new homeowners to welcome to the community, introduce the HOA, and provide copy of the rules for the community.
- A focus on ARC requests to improve response time was completed.
 - Mapping of the process to ensure HOA response
 - Reminder that ARC submissions must be completed prior to work being done. Items such as play sets, fences and sheds require an ARC to be completed.
- Working with the Alderman the trees that were to be placed by the builders in the medians were completed.

Financial Summary

A summary of financial status was completed. Overall the largest expense to the HOA is the landscaping maintenance

- Total Income was \$27, 883.93
- Total Expense was \$25, 981.31
- Total Accounts Receivable \$3, 388.78

Community Special Mentions

- The park and track are the responsibility of the City to maintain the HOA has jurisdiction over this area.
- Snow removal routes and completion is the responsibility of the City.
 - Should you have concerns in these areas please contact the Alderman or the City Directly.
- Motorized vehicles are not allowed in the wet land areas located around the community.
 - A questions was raised as to if the wet land areas can be cut down due to the over growth. It was explained that this are is protected by the DNR; and the HOA does not have jurisdiction over this area. However this year the HOA did fund a clean up initiative in the wet lands to improve appearance.

Election of Future Board Members

Mary Erskine regretfully declines to volunteer to the 2010 HOA Board

There were three persons who volunteered for nomination to the 2010 HOA Board

- Steve Retherford
- Kyle DeWitt
- Angela Moreno

A white ballot vote was taken, and unanimously all three nominee's were elected to serve as the 2010 Board Members.

Officer Positions

Eden Niese regretfully declines to volunteer for nomination of the Vice President Position 2010.

Debra Ehlert regretfully declines to volunteer for nomination of the Secretary Position for 2010.

Bob Haggarty volunteered nomination and accepts the position of President of the HOA 2010 Board.

Bill Yazji volunteered nomination and accepts the position of Treasurer of the HOA 2010 Officers.

There are no nominee's for the Vice President or Secretary positions at this time. An email will be sent to homeowners in the near future regarding the opening of these positions.

Future Project Discussion

- **Pond Fountains**
 - It was discussed that due to the grown of allege in the ponds the HOA has investigated many options to improve the water condition of the ponds. Conversational notes include:
 - Discussion with the Alderman was held regarding options and ideas.

- HOA has looked into alternatives to fountains including chemical treatment to the ponds however this has had a negative impact on the wildlife historically.
 - Would like to see what the current level of algae growth is and what would it be if HOA put fountains in the ponds (what would the reduction of growth be?)
 - Consider as mentioned earlier attempting to partner with vendor for other HOA who has put fountains in.
 - Overall descriptions/values of the how the ponds benefit the community, not only aesthetically but also as far as the functions for excess water run off; should be explained.
 - At the time there has been no proposal agreed upon however once determined, there will be a homeowner's vote to determine next action steps.
- **Flag Poles**
 - Discussion regarding the flag poles noted at the entrance of community from Highway H followed. Pro's and con's were mention regarding the maintenance and up keep of the flags and poles themselves.
 - It was felt by the group that prior to determining if the flag poles should remain in the entrance that it should be put to a vote of the home owners to determine.

Leona's Rolling Meadows Community Picnic

- Discussion was held regarding the interest in having a community picnic during the summer and charging a small fee to home owners.
 - Pot lucks were suggested.
 - Volunteers were mentioned to plan.
 - It was noted that the HOA for 2010 would put this on the agenda for considerations.

Annual assessment will be sent out during the month of February.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted

**Debra Ehlert
Secretary, HOA, Leona's Rolling Meadows
2009 Officer**