

Leona's Rolling Meadows Homeowners Association

2010 Annual Meeting

January 20, 2010

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.....Steve Retherford
- 2009 AccomplishmentsSteve Retherford
- Financial Update.....Steve Retherford
- Q&A, Annual Meeting Close.....Steve Retherford
- 2010 Board of Directors Meeting.....2010 BoD
- Officer Candidate Review.....Candidates
- Election of Officers...(optional).....2010 BoD

Election Process Overview

- Voter Registration/Ballot Distribution
 - 1 vote per lot, lot owner as of 12/31/09.
 - Dues/Fees 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
 - 191 of 192 lots closed
 - Includes un-built lots owned by smaller builders (but not built on) and foreclosed lots from Neumann Homes
- 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

- Common Area Use Reminder
 - Private property for Leona's homeowners only
 - No motorized vehicles please
 - Homeowners urged to report trespassers to Kenosha Police
- Snow Removal
 - The HOA is not responsible for snow removal along city streets.
 - Any complaints should be sent to the City's Streets Department or Alderman Bogdala.
 - According to the alderman, there should be some increased plowing/salting on the southern section of the neighborhood, especially along curves and sloped areas.

2009 Accomplishments

- **Entry Way Improvements**

- Entryway landscaping improvements completed in Summer 2009.
- New Flags & Lighting Issues

- **HOA Common Area Landscape Improvement**

- Sod and seed in areas bordering ponds to eliminate grassless areas and repair dangerous ruts around ponds.

- **Parkway Trees**

- With help of Alderman Bogdala, developer finally installed trees on those which the builder did not.

2009 Accomplishments

- **Process Mapping**

- Created process map to improve/standardize process flow for accelerated ARC turn-around and for violation processing.

- **District HOA Purchasing Power**

- Working with HOAs from Petersen's, Tyler's Ridge, White Caps, Horizons, and Strawberry Creek to investigate banding together to reduce costs for common maintenance issues (such as landscaping and pond maintenance).

- **Welcome Basket**

- Program which presents small welcoming gifts (such as package of coffee or gift certificates from local establishments), along with the current Rules to new homeowners so as to enhance awareness of the HOA and Rules.

Architectural Review Update

- Future alterations/clarifications
 - Responsibility of newly elected HOA officers/board
 - Changes may require member vote
 - No process by which homeowners can recommend changes.
- Reminders - ARC
 - Submit requests prior to doing work
 - Allow 2 weeks for request processing
 - Most Common Projects that require ARC: Fences, Playsets, Sheds

Financial Detail Update

Operating Income/Expense	2009
Income	
HOA Dues	\$ 25,670.43
Late Fee Income	\$ 1,825.00
Legal Fee Recovery	\$ 388.50
Total Income	\$ 27,883.93
Other Income	
Reserve Fund Interest	41.44
Reserve Fund	\$ 300.00
Total Other Income	\$ 341.44
Bank Account Balances	
	1/3/10
Reserve Account	\$ 20,785.95
Operating Account	\$ 2,671.16

Expense	
Administrative Expenses	\$ 737.36
Electric (partial year)	\$ 99.19
Insurance Expense	\$ 559.00
Landscaping/Pond/SWU	\$ 20,647.37
Legal Fees	\$ 1,470.00
Meeting Expenses	\$ 191.76
Office Supplies	\$ 306.67
Postage & Newsletter	\$ 900.26
Repairs & Maintenance	\$ 548.16
Tax - Income	\$ 108.13
Tax - Property	\$ 193.96
Telephone & Fax	\$ 219.45
Total Expense	\$ 25,981.31
Accounts Receivable	\$ (3,388.78)

Other financial information...

- Current on all billing, including liability insurance, property taxes and all vendors through December 31.
- 2009 Delinquents
 - 5 Homes Delinquent
 - 3 homes in foreclosure (not due to delinquent assessments)
 - 1 prior lien placed
 - 1 new lien placed
- 2010 Annual Dues Collection
 - New board will determine budget and assessment
 - Payment to HOA due by 3/31/10

Discussion Items

- Pond Maintenance
 - Functional maintenance (dredging) turned over to the City several years ago, but still required to maintain grounds around pond (erosion control, etc).
 - Petersen's installed one fountain and are looking to do more this year. White Caps already has one. Not sure of other subdivisions in the area.
 - Non-binding: Should our HOA proceed with evaluation, purchase, and installation of a fountain for one pond? For all 4 ponds?
 - Consider: installation costs, operating costs, algae/mosquito control, aesthetics
 - HOA Perspective: benefits (and responsibilities) of the pond are held by ALL homeowners and not just those adjacent.
- Other Non-Binding:
 - Subdivision Picnic – Have not had one since 2006(?). What are thoughts concerning using portion of HOA to offset costs of picnic (ex. Table/tent rental, games)?
 - Main entry flags – Keep them or eliminate them?
- Homeowner comments/questions?

Thank you for coming

- Conclusion & Close of 2010 Annual Meeting
- Announce 2010 Board of Directors (next slide)
- 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

- Name 1
- Name 2
- Name 3

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