

Leona's Rolling Meadows Homeowners Association

2011 Annual Meeting

January 20, 2011

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.....Mike Kowalczyk
- Neighborhood Updates & Accomplishments.....Mike Kowalczyk
- ARC Review.....Kyle DeWitt
- Financial Update.....Bill Yazji
- Management Company Review.....Ogden Property
- Alderman Chat.....David Bogdala
- Election Process Overview.....Kyle DeWitt
- Director Candidate Review.....Candidates
- Election of Directors.....All
- Annual Meeting Close.....Angela Moreno
- 2011 Board of Directors Meeting (optional).....2011 BoD
- Officer Candidate Review (optional).....Candidates
- Election of Officers (optional).....2011 BoD

Neighborhood Updates

- Leona's Rolling Meadows Lot Status
 - All lots closed
- Our HOA owns & maintains 38.3 acres
 - Includes multiple ponds, nature preserve areas, etc. Aesthetic maintenance only for the retention basins.
 - HOA dues cover maintenance, insurance and taxes for this property.
 - Leona's HOA does **not** own/maintain park equipment or the asphalt walkway around the park.
 - Leona's HOA pays SWU fee's (as do all homeowners) for functional maintenance on the retention basins to the City.

Neighborhood Updates

- Snow Plowing
 - Complaints must go to City/Alderman. Per the City, they only plow bus routes unless snow is 4" or more.
- Common Area Use
 - No motor vehicles. Report violations to Kenosha Police.
 - Private property for Leona's HOA homeowners only.

2010 Accomplishments

- Continued HOA Common Area Landscape Improvement
 - Fertilizer & Weed Control
- Entry Way Improvements
 - New Flags & Lighting Issues
 - Dead loss replacement in flower beds
- Tree Plantings
 - Additional trees were planted on the far east side of the main ponds.

Architectural Review Update

- Rules & Regulations Issues
 - Three violation responses in 2010
 - All homeowners complied
 - A rule change request received in late 2010
 - Our attorney recommended rule change process be responsibility of newly elected HOA officers/board in order to not rush changes at year end. New HOA officers/board to work with attorney for reasonable procedure.
- Exterior Improvement Reminders (ARC Request)
 - Submit requests **prior** to doing work
 - Greatly alleviates issues, the process is there for a reason.
 - Allow 2 weeks for request processing

Financial Detail Update

Operating Income/Expense	2010	Expense	Actual
Income		Electric Expense	\$ 177.97
HOA Dues	\$ 24,960.00	Insurance Expense	\$ 559.00
Late Fee Income	\$ 1,500.00	Landscaping	\$ 16,731.68
Bank Fee Recovery	\$ 25.00	Legal Fees	\$ 1,066.00
Legal Fee Recovery	\$ 845.75	Mailing/Meeting/Communication	\$ 368.78
Total Income	\$ 27,330.75	Operational & Maintenance	\$ 1,052.81
		Storm Water Utility	\$ 1,165.78
Other Income		Taxes	\$ 306.88
Reserve Fund Interest	38.17	Bad Debt Writeoff	\$ 1,249.63
Reserve Fund	\$ 200.00		
Total Other Income	\$ 238.17	Total Expense	\$ 22,678.53
Bank Account Balances	12/30/10	Accounts Receivable	\$ (3,749.43)
Reserve Account	\$ 20,927.65		
Operating Account	\$ 7,326.20		

Other financial information...

- Current on all billing, including liability insurance, property taxes and all vendors.
- 2010 Delinquent Dues
 - 3 Homes Delinquent; Lien Processed on one. Others in foreclosure, likely 2011 writeoff.
- 2011 Annual Dues Collection
 - New board will determine budget and assessment
 - Payment to HOA due by 3/31/11
 - Due's notice to be mailed in February 2011.

Ogden Property Care



Julie Peterson
&
Angela Snyder

Alderman Chat & Updates

David Bogdala

Election Process Overview

- Voter Registration/Ballot Distribution
 - 1 vote per lot, lot owner as of 12/31/10.
 - 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
- Proposed resolutions

BoD Candidates on Ballot

- Howard Long
- Ryan Taylor
- Kyle DeWitt
- Pete Fallabeck

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

Thank you for coming

- Conclusion & Close of 2011 Annual Meeting
- Announce 2011 Board of Directors (next slide)
- 10 Minute Break (optional)
- 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

- **Ryan Taylor**
- **Kyle DeWitt**
- **Pete Fallabeck**

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