

Leona's Rolling Meadows Homeowner's Association
Board of Directors/Officers Meeting
January 20, 2011

MINUTES

Members Present:

Mike Kowalczyk, Vice-President
Angela Moreno, Board Member

Bill Yazji, Treasurer
Kyle DeWitt, Board Member

Vice-President Kowalczyk called the meeting to order at 6:00 p.m.

The Board provided a presentation outlining the following:

- Neighborhood Updates
 - All lots closed
 - HOA maintains 38.3 acres, including nature preserves and several ponds
 - HOA dues cover maintenance, taxes and insurance for this property
 - HOA does NOT own the park
 - HOA property is private property intended for use by homeowners (no motor vehicles allowed)
- 2010 HOA Accomplishments
 - Landscaping/Entryway improvements
 - Trees planted east of the main ponds
 - Homeowner question: Any consideration for a monument at the north entrance (60th St.)?
 - Costly investment due to electric needs and the cost of the monument, would carve out of that homeowner's front yard
- Architectural Review Committee Update
 - Three violations in 2010
 - All violations resulted in compliance
 - Request for a rule change received toward end of 2010, attorney advised that 2011 Board should address this request
 - Homeowner question: What type of violations?
 - Andrea Powers, Homeowner, stated that she received a violation regarding a plastic molded shed that she installed without an ARC approval. The shed was in violation of the current Rules and Regulations. Ms. Powers stated that she would like the rules changed to allow these types of sheds. The new Board will work with HOA legal council to determine a procedure for issues such as this.
 - Homeowner question: What is the ARC process for grading changes?
 - Grading changes require an ARC request and approval from the City of Kenosha.
 - Reminder: Submit requests for exterior improvements 2 weeks prior to doing the work

- Financial Update
 - All billing is current
 - 3 delinquent homeowners in 2010; two in foreclosure, one with a lien
 - 2011 Board will adopt budget and bill for dues
 - See PowerPoint presentation for financial details
 - Homeowner requested allowing electronic payments for HOA dues.
 - This can be looked into. It was mentioned by Treasurer Yazji that homeowners can send in electronic checks from their bank, just reference your address in the memo line.

Julie Peterson and Angela Snyder from Ogden Property Management provided an overview of the professional management services that they provide, detailing a menu of services that they provided to those in attendance. They stated that if the Board elects to utilize any of their services, the Board remains in control, they only serve as a support system. They stated that among the benefits of utilizing their services could be lower contract pricing (they negotiate bids on behalf of the HOA), assistance with the budget, monitoring of expenditures, file maintenance, and accounting. They estimated these services would cost between \$5-\$10 per house per month (\$11,520 to \$23,040 total cost to HOA). They noted that they are fully insured.

Alderman David Bogdala provided an update on the following:

- Neighborhood Watch
- Parks Meeting on January 25th, 6:30 p.m. at the YMCA regarding 40 acres of park land near Strawberry Creek
 - Consultant will present a comprehensive parks plan
- Safety concerns on 60th Street (County Highway)
 - City attempting to procure this road to widen it and add a bike path
- I-94 Construction is a multi-phase state project
 - 2013 – Clover leaf at Rt. 50
- Current vacancies on the Board of Review, Keep Kenosha Beautiful Committee and the Police/Fire Commission
 - Alderman Bogdala Encourages residents to get involved
- There are now 4 police officers assigned west of Green Bay Road
- 2010 Census – change in demographics will have an effect on future development
- Alderman Bogdala provided his contact information and encouraged residents to call with questions or concerns

Board of Directors Election

Board Member Kyle DeWitt provided an overview of the election process, noting that each lot may cast one vote and that 3 Board Members would be elected, who would then elect the four officers.

The following residents nominated themselves for the Board of Directors:

- Peter Fallabeck

- Kyle DeWitt
- Howard Long
- Ryan Taylor
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After each candidate provided a candidate statement, an election was held by secret ballot.

The vote resulted in the following 2011 Board of Directors:

- Kyle DeWitt
- Peter Fallabeck
- Ryan Taylor

The Board will meet at a future date to elect the officers from any volunteers.

Adjournment

Having no further business to come before the Board, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Angela Moreno
Board Member