

Leona's Rolling Meadows Homeowner's Association
Annual Meeting
January 19, 2012

MINUTES

Members Present:

Mike Kowalczyk, President	Mary Erskine, Vice-President
Bill Yazji, Treasurer	Kyle DeWitt, Board Member
Sherri Barbaro, Secretary	Pete Fallabeck, Board Member
Ryan Taylor, Board Member	

The meeting was called to order at 6:05 p.m. by President Kowalczyk.

The presentation that was presented at the meeting will be available on the HOA website under Meeting Notes.

President Kowalczyk proceeded to:

- Introduce the current Board & Officer Team
- Explain the purpose of the Homeowner's Association (HOA)
- Give a neighborhood update
 - The HOA does not own or maintain the park
 - The HOA does own and maintain the nature trails
 - Self-managing the HoA saves in the yearly HOA fees
- Share 2011 accomplishments
 - Rock edging around the trees and areas around the ponds
 - Entry ways, lighting, flags and flagpoles

Board Member DeWitt updated the homeowners on the rules and regulations.

- ARC requests: Reminded to submit you requests at least 2 weeks in advance of planning to start work on the project.
- Violations: There were no major violations in 2011

Treasurer Yazji provided a financial update.

- 2011 was a really good year
- 2 delinquent homes out of a total of 192 homes (1.04% of homes)
- The 2011 Board has unanimously agreed to give a rebate of \$15 per household toward 2012 dues.
- Dues for 2012: Invoices will be sent out by the end of February and will be due the end of March.

Dave Bogdala – Alderman, 17th District

- District has shrunk as it was previously double the size of any other district. Our district currently is made up of White Caps, Tyler Ridge, Petersons & Leona's Rolling Meadows.
- Polling Place: A discussion was had as to what is the district's polling location. Several homeowners have been voting at First Christian while others have been at First Assembly. Dave is to check on this and advise of the correct polling location to HOA. HOA will then share with the homeowners via the HOA website.
- Public Safety
 - Our district is a very low crime area.

- Calls for service are going up and this is attributed to people are seeing things and calling.
- The city has added 3 new police officers.
- If you see something - report it to city non-emergency number.
- The city is currently adding 5 community officers (currently finishing training) who will handle parking violations, animal issues, and other smaller issues around the city. This will allow the police officers to focus on other larger issues/needs within the city.
- New software
 - See Click Fix app– New software the city purchased at about \$100.
 - This allows you to take a picture of something that you see that needs to be fixed within the city. You then can send the picture to the city and it is automatically routed to the correct department for handling.
- Islam Center (Located at the corner of CR H & CR K) – Rezoning
 - The Islam Center wants to enlarge their parking lot and add a soccer field.
 - This will allow them to park all of their members.
 - Move their driveway further south on CR H.
 - There will not be any lighting included in this expansion
 - Documentation provided by Bogdala will be added to the HOA presentation notes for the Annual Meeting so all homeowners can view what he brought.
- City Budget (just passed in December)
 - Alderman Bogdala did not vote for it
 - Alderman Bogdala submitted a proposal to balance the budget but lost 8 to 9
- Questions for Alderman Bogdala:

Q: Is there metrics on response times for the police?

A: Yes. If you go to: www.kenosha.org and select the police page and then crime mapping. This will allow you to see what you are looking for. There are currently 4 officers who respond west of Green Bay

Q: Is there a plan for the intersection for Leona's & Petersen's entrances on CR-H?

A: Not at this time

Q: What are the future plans for the libraries?

A: Not at this time

Q: What is the population of Kenosha?

A: 99,600

Q: What are the improvement plans across from First Assembly?

A: Lynch car dealership

Q: What is the latest on the Dairyland Race Track?

A: The casino request is still at the Federal level. If it is not green lighted within the next 15 months, it probably won't happen. Our district voted 3 to 1 against the casino.

Q: Chrysler – Do they have to clean it up or does the city?

A: Chrysler will tear down the buildings to grade and give the land to the city. There are no plans currently as to what the city will do with the property.

Board Member Taylor explained the election process for the HOA and asked if anyone was interested in serving on the Board of Directors. At this time, he shared that he was stepping down.

The 3 names submitted for election were:

1. Kyle DeWitt
2. Pete Fallabeck
3. Gale Greenhoe

Those present were asked to complete their ballot. All 3 were unanimously elected.

12 homes were present at the meeting.

Respectfully submitted,

Sherri Barbaro
Secretary