

Leona's Rolling Meadows Homeowners Association

2012 Annual Meeting

January 19, 2012

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 & Introductions.....Mike Kowalczyk
- Neighborhood Updates & Accomplishments.....Mike Kowalczyk
- Rules & Regulations Review.....Kyle DeWitt
- Financial Update.....Bill Yazji
- Alderman Chat.....David Bogdala
- Election Process Overview.....Ryan Taylor
- Director Candidate Review.....Candidates
- Election of Directors.....All
- Annual Meeting Close.....Pete Fallabeck
- 2011 Board of Directors Meeting (optional).....2012 BoD
- Officer Candidate Review (optional).....Candidates
- Election of Officers (optional).....2012 BoD

Neighborhood Updates

- Our HOA owns & maintains nearly 40 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.
 - All maintenance done in conjunction with City of Kenosha
- Self-Managed HOA
 - Saving each homeowner \$60 to \$120 dollars a year (\$11,520 - \$23,040 in total) in professional management fees

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.
- Alternate Side/Snow Parking Issues
 - Please report issues to non-emergency line 262-656-1234
- Facebook Presence
 - Consider ‘Liking’ us on Facebook – search “Leona’s Rolling Meadows HOA”.. Includes updates and announcements...

2011 Accomplishments

- Continued HOA Common Area Landscape Improvement
 - Tree Rings
 - Mulch retention and edging cost savings
 - Retention basin rock work
 - Replaced stone compliant with original specs
- Entry Way Improvements
 - New Flags & Lighting Issues
 - Dead loss replacement in flower beds

Rules & Regulations Reminders

- 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 processing
- 2011 Violations
 - No major violations - a few minor violations
- Violation Reporting
 - Report via HOA Website, Phone or Email
 - If HOA enforceable, HOA will act accordingly per documents
 - We may refer the person reporting the issue to the City if it violates a City rules vs. an HOA rule (sign issues, noise, alternate street parking, etc)
- Internal Process Creation
 - Attorney approved & documented for future HOA Board/Officers

Financial Detail Update

Operating Income/Expense	2011	Expense	Actual	Budgeted
Income		Electric Expense	\$ 138.07	\$ 235.00
HOA Dues	\$ 24,960.00	Insurance Expense	\$ 559.00	\$ 600.00
Dues Rebate	\$ (5,236.00)	Landscaping	\$ 17,513.56	\$ 16,152.00
Late Fee Income	\$ 825.00	Legal Fees	\$ 981.00	\$ 3,400.00
Legal Fee Recovery	\$ 156.00	Mailing/Meeting/Communication	\$ 603.47	\$ 1,475.00
Total Income	\$ 20,705.00	Operational & Maintenance	\$ 1,350.29	\$ 1,348.00
Other Income		Storm Water Utility	\$ 1,060.57	\$ 1,200.00
Reserve Fund Interest	17.61	Taxes	\$ 305.93	\$ 550.00
Total Other Income	\$ 17.61	Bad Debt Writeoff	\$ 0.00	\$ N/A
		Total Expense	\$ 22,511.89	\$ 24,960.00
Bank Account Balances	12/30/11	Accounts Receivable	\$ (2,351.43)	
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.
- 2011 Delinquent Dues
 - 2 Homes Delinquent; Lien Processed on one. Other in foreclosure, likely 2012 write-off.
- 2012 Annual Dues Collection
 - New board will determine budget and assessment
 - Payment to HOA due by 3/31/12

Alderman Chat & Updates

David Bogdala

Election Process Overview

- Voter Registration/Ballot Distribution
 - 1 vote per lot, lot owner as of 12/31/11.
 - 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
- Proposed resolutions

BoD Candidates on Ballot

- Kyle DeWitt
- Pete Fallabeck
- Gale Greenhoe

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

- **Kyle DeWitt**
- **Pete Fallabeck**
- **Gale Greenhoe**

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