

Leona's Rolling Meadows Homeowners Association

2013 Annual Meeting

January 24, 2013

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
 - High level overview of our neighborhood, and HOA management/maintenance scope
- Administrative and Financial Updates Kyle DeWitt
 - 2012 financials and other current issues.
- Open Dialog between residents and 2012 HOA Board Mary Erskine
 - Presentation by the 2012 HOA Board on the possibility of adding fountains to the ponds
- Local Updates from David Bogdala and Jesse Downing, Alderman
 - City updates and homeowner questions
- Election of 2013 LRM HOA Board Members All
- Annual Meeting Close Pete Fallabeck
- 2013 Board of Directors Meeting (optional) 2013 BoD
 - Officer Candidate Review and election (optional)

Your 2012 HOA Officers / Directors

- President – Mike Kowalczyk
- Vice President – Mary Erskine
- Treasurer – Bill Yazji
- Secretary – Sherri Barbaro
- Board of Directors
 - Kyle DeWitt
 - Pete Fallabeck
 - Gale Greenhoe

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
- 2012 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...

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
- 2012 Violations
 - No reported violations in 2012!!
- 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)

Financial Detail Update

Operating Income/Expense	2012	Expense	Actual	Budgeted
Income		Electric Expense	\$ 190.62	\$ 235.00
HOA Dues	\$ 24,960.00	Insurance Expense	\$ 568.00	\$ 600.00
Dues Rebate	\$ (2,760.00)	Landscaping	\$ 15,279.60	\$ 16,152.00
Late Fee Income	\$ 1,725.00	Legal Fees	\$ 0.00	\$ 3,400.00
Total Income	\$ 23,925.00	Mailing/Meeting/Communication	\$ 459.09	\$ 1,475.00
Other Income		Operational & Maintenance	\$ 375.32	\$ 1,348.00
Reserve Fund Interest	9.61	Storm Water Utility	\$ 883.70	\$ 1,200.00
Total Other Income	\$ 9.61	Taxes	\$ 321.06	\$ 550.00
		Bad Debt Writeoff	\$ 0.00	\$ N/A
		Total Expense	\$ 18,077.39	\$ 24,960.00
Bank Account Balances	12/30/12			
Reserve Account	\$ 20,959.32	Accounts Receivable	\$ (3,825.43)	
Operating Account	\$ 9,543.00			

Other financial information...

- Current on all billing, including liability insurance, property taxes and all vendors.
- 2012 Delinquent Dues
 - 4 Homes Delinquent; Lien Processed on one. 3 others in foreclosure, likely 2013 write-off.
- 2013 Annual Dues Collection
 - New board will determine budget and assessment
 - Payment to HOA due by 3/31/12

Other current issues

- FEMA flood map revision
 - 56 property owners given notice in April, 2012.
 - Rezoned Floodway due to updated FEMA mapping
 - Flood insurance could have been required for properties
 - FEMA using outdated map and survey data
 - City of Kenosha worked with FEMA and the DNR on behalf of the property owners to resolve
 - Homeowners issued Letters of Map Amendment
 - HOA monitored situation, helped communicate with property owners, and worked with our Aldermen

Fountains in Ponds

Initial Research – Final proposal to be prepared by 2013 board

- Benefits:
 - Increase dissolved oxygen
 - Manage noxious odors and algae growth
 - Reduce pond maintenance
- Expense Estimates (Reinders and Lincoln Ponds)

Initial Install

Aquamaster ® Master Series Fountains*, cable, install	20,000-45,000
Electrical Install	TBD

Annual Expense

Winter fountain removal and storage	1,760-2,300
Electrical Expense	TBD

**0.5-2.0 hp, 5 year mfg. warranty, 3 year electric panel warranty*



Pond 4

Pond 3

Pond 1

Pond 2

65th St

64th St

65th St

89th Ave

87th Ave

87th Ave

82nd St

Alderman Chat & Updates

David Bogdala
Jesse Downing

Election Process Overview

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

- TBD
- TBD
- TBD

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 2012 Annual Meeting
- Announce 2013 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