

Leona's Rolling Meadows Homeowner's Association
Board of Directors and Officers Meeting
February 18, 2013

MINUTES

Members Present:

Mike Kowalczyk, President
Bill Yazji, Treasurer
Kyle DeWitt, Board Member
Pete Fallabeck, Board Member
Gale Greenhoe, Board Member

Members Absent:

Mary Erskine, Vice-President
Vacant Position, Secretary

The meeting was called to order at 6:43 p.m. by President Kowalczyk.

January 24, 2013 HOA Annual Meeting Review:

The group discussed ways to increase awareness of the annual meeting. The Association currently notifies homeowners via a mailed letter, via email, and via the HOA web site. An additional idea that was offered was to put out "yard signs" at the two entrances to the subdivision next year to alert people to the meeting. In addition, it was discussed that a weekend meeting may get better attendance – recommendation received by one homeowner. No action was taken regarding the idea – HOA will consider putting a survey out in 2013 to get additional input.

The officer position of Secretary was still available following the annual meeting. In addition, the current Treasurer wishes to find a volunteer to "shadow" him during the 2013 year with the goal of transitioning to a new person in 2014. The decision was made to indicate in the annual dues letter the need to fill those positions.

Budget:

The prior year 2012 budget was reviewed. 2012 ended with a surplus exceeding \$9,000 due to minimal use of funds budgeted for legal fees, maintenance, and supplies. It was moved by Board Member DeWitt to move \$8,000 of the surplus to the reserve fund for use on future landscaping enhancements (upgraded entrance beds, possible fountains for the ponds, etc.) and to use the remaining surplus to fund operating costs early in the year 2013 prior to receipt of annual dues payments. The motion was seconded by Board Member Fallabeck. The motion passed by unanimous voice vote.

The 2013 budget was established, keeping the same budgeted amounts as the prior year. With no increase to the budget, annual assessments will remain at \$130 per lot for the 2013 year. A motion was made by Board Member Fallabeck to approve the 2013 budget and a \$130 annual per lot assessment. Board Member DeWitt seconded. The motion was passed by unanimous voice vote.

2013 Projects:

Projects for the upcoming year were identified for additional research.

- Re-mulch around base of all trees – quotes to be obtained by President Kowalczyk.
- Redo the Hwy H entryway beds – quotes to be obtained by President Kowalczyk.
- Install pond fountains – quotes to be obtained by VP Erskine and Board Member Fallabeck.
- Rock at pond inlets and outlets – to be checked in spring to determine if more rock needed.

Additional Assignments:

President Kowalczyk to contact Boy Scouts when entrance flags need replacement. Board Member DeWitt to replace flag light bulb as it is currently burnt out.

Motion made by Board Member Fallabeck and seconded by Board Member Greenhoe to adjourn.
Motion passed by unanimous voice vote. The meeting was adjourned at 7:49pm.