

Leona's Rolling Meadows Homeowner's Association  
Annual Meeting  
January 24, 2013

**MINUTES**

Members Present:

Mike Kowalczyk, President	Mary Erskine, Vice-President
Kyle DeWitt, Board Member	Sherri Barbaro, Secretary
Pete Fallabeck, Board Member	

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

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

Mike Kowalczyk proceeded to:

- Introduce the current Board members
- 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. We save between \$60 and \$120 per home a year being self-managed.
- ARC requests:
  - The ARC requests in 2012 were typical requests
  - Violations: There were no violations in 2012
  - To report a violation, you can do so via the HOA website or email

Kyle DeWitt provided a financial update.

- 4 homes are currently delinquent on their HOA dues
- 3 homes are currently in foreclosure
- We are in good financial standing
- FEMA Flood Map Revision –
  - 56 homes were affected. The HOA Board worked with Alderman Bogdala and the city to notify owners. The city worked with FEMA to fix the issue. Alderman Bogdala will discuss this more later in the evening.

Mary Erskine – Fountains

- Discussed the reason why we are looking at the possibility of fountains for the ponds within Leona's Rolling Meadows.
- We showed the 2 quotes. These are just general estimates as nobody has actually been on-site. This was to give us something to start the conversation here tonight. Not included in these quotes is the electrical. We would have to pay to run electrical to the fountains as well as the increase in electrical expense for operating the fountains.
- We do need to look at how we would pay for the fountains. A few of the options are:
  - Assessment – No support among homeowners present for assessment for those homes only located on the ponds.
  - Reserve fund – This would significantly drain the reserve fund
  - Wait until we have more money in the reserve fund.
- Q: Are we responsible for erosion control?

A: Yes. We worked on that in previous years with the rock that was put around the ponds, as well as filling in areas that eroded.

- Q: Does the city inspect every year? If they tell us that we need to do erosion repair, will we have the funds to do the repair?

A: The city is responsible for all functional maintenance of the ponds, it is their responsibility to do the annual reviews, and provide recommendations to the HOA for repair. To date, the HOA has not received any repair orders for the aesthetic pieces of the ponds.

- There was support from the homeowners present to obtain a firmer price on the ponds. The options being to do them all at one time, 1 at a time, or if we did them in smaller groupings

Dave Bogdala – Alderman, 17<sup>th</sup> District

- Alderman Jesse Downing, also covers a portion of Leona Rolling Meadows, was unable to attend tonight.
- What has the Alderman done for us over the last year:
  - FEMA started in April of 2012
    - FEMA reviewing our application
    - Alderman Bogdala is getting twice monthly updates of all FEMA communications and he expects FEMA to change their maps.
    - The DNR, City, County, and etc... are all in agreement now and we are now just waiting for the Federal Government
    - The only option that is left if this doesn't work is legal avenues
    - Leona's Rolling Meadows and Strawberry Creek are separate applications to FEMA. There will be separate decisions.
- Park.
  - Soccer goals – equipment
    - Would we want to see it in the park? The Alderman asked that we share our feedback on this with him.
  - A homeowner mentioned that the trail around the park has a low spot, near the pond that floods when it rains and is very muddy. Is this something that can be addressed? The Alderman will look into it to see what can be done.
- Casino Update
  - Where is the application at?
    - The option for the land expires in April
    - The Obama administration is reviewing the application
    - The 17<sup>th</sup> district has declined the Casino in the last 2 ballots while the rest of the city has approved the casino.
- Property Taxes
  - Taxes have gone up.
  - The Alderman worked to get taxes down but was defeated at every attempt
  - Possible water rate increase being proposed by the city
  - If you have an issue with the budget, call the Mayor at 262.653.4000
    - Taxes are too high
    - We can't grow our neighborhoods when the taxes are too high
    - This negatively affects our property values
- Road Construction
  - County Road K
    - Only half completed
    - Should be finished in 2014 it will then be a city road
  - I-94
    - The Highway 50 interchange will be addressed in 2014

- The drawings of what the plan may look like can be viewed at: [www.plan94.org](http://www.plan94.org)
- Neighborhood Watch
  - If anyone is interested in a neighborhood watch program, please contact the Alderman. He can be found on Facebook.

Kyle DeWitt explained the election process for the HOA and asked if anyone was interested in serving on the Board of Directors.

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.

If anyone is interested in serving with the HOA Board, please contact the HOA via email. We have at least one position available.

14 properties were represented at the meeting.

Respectfully submitted,

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Sherri Barbaro  
Secretary