

Leona's Rolling Meadows Homeowner's Association
Annual Meeting
January 29, 2014
MINUTES

Members Present:

Mike Kowalczyk, President	Bill Yazji, Treasurer
Kyle DeWitt, Board Member	Ryan Taylor, Secretary
Gale Greenhoe, Board Member	

The meeting was called to order at 6:05 p.m. by Gale Greenhoe.

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

Gale Greenhoe:

- Reviewed the agenda
- Introduced the current Board members and officers
- Explain the purpose of the Homeowner's Association (HOA)

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. There is a need for volunteers to maintain these savings and benefits
- Snow Plowing – complaints/feedback to go through city (updates on that later in meeting)
- Facebook presence: Like us on Facebook and get updates. Also, you can also communicate or report issues via the HOA website or email
- Review of what an ARC request is and the process of submitting and reporting violations
- 2013 had no reported violations!

Bill Yazji provided a financial update.

- Review of income and expenses
- 2 homes are currently delinquent, extremely low in comparison to other close neighborhoods
- We are in good financial standing
- Bill will be stepping down as Treasurer after 8 years (since the beginning of the HOA). He has trained a potential replacement if the new board should choose to elect this individual.

Kyle DeWitt – Pond Improvement

This year there has been much research into the options available looking for thoughts from homeowners concerning next steps. Received quotes and information from various contractors and

reviewed the features of different treatment options as well as the costs associated with them (details in the presentation):

Feedback from homeowners present:

- Not interested in paying the cost of fountains, it is not a priority and would prefer chemical treatment to control the algae.
- If fountain is pure aesthetics, can't justify the expense.
- Would like to try microbe for few seasons then decide permanent solution.
- Q from BoD: Does anyone want a fountain: No response from homeowners.
- Concerned by pond #1 about flow of water = power outages and flooding. Discussion that is it flowing as designed by city.
- Vote to be conservative and do cheap route and in a year or two make decision. Others commented on this and seemed to have consensus.
- Flooding in the Nature preserve: HOA pays a lot of money to clean up the Nature preserve often items in there block the flow of water and can cause the flooding.
 - The blockage was under the railroad (neither the City or HOA responsible) the railroad did send someone and did see water levels lower since but we will know in spring if solved or not.
- 2014 elected Board of Directors will determine next steps for pond treatments

Update from Alderman Bogdala:

- FEMA is not resolved. They have rejected some of the maps sent
 - Homeowners are protected – no need at this point to be required to get flood insurance
 - Along with Strawberry Creek continues to be an issue and information is being sent back to FEMA regarding this.
- Snowplowing
 - Reviewed policy: certain streets get plowed and salted while other streets only plowed if more than 4 inches of snow.
 - Reviewed routes and maps
 - Reviewed history of policy and changes of the maps. Residents with concerns please continue to email the mayor and alderman. Suggested email alderman@kenosha.org.
 - Homeowners voiced clear concern about snowplowing on 82nd Ave.
- Fire Protection
 - Currently covered by station #7 (by airport). When they have to fill the void by other units, it leaves the entire west portion of the city unprotected.
 - Would like to start looking at another unit #8
- Street car expansion
 - Asked homeowners their thoughts on expanding the street car
 - All homeowners present said “No”
 - Discussed going to Carthage instead of currently proposed expansion
 - Feds pay roughly 80% and city pays remaining 20%

- Question from Homeowner about a library on the west side and how much it would cost?
 - Roughly \$12million and agrees with thoughts
- Casino update
 - Still in Gov Walkers hands – Feds approved, which gives governor a year to decide
 - Our district has voted against it multiple times but Kenosha at large has voted for it
 - Gov Walker had three criteria before would accept
 1. Community support
 2. No new net gaming
 3. Consensus among the tribes
- New business / development:
 - Amazon
 - Kennell – New development (52nd and 104th Ave)is relocating from Gurnee about 100 new jobs and possibilities to expand
 - Aurora clinic being built by Steinhafels
 - Highway 50 to 6 lanes in 2018 w/jug handles at Green Bay Road intersection
 - Meijer on Green Bay just south of Walgreens

Mike Kowalczyk (President of HOA) explained the election process for the HOA and asked if anyone was interested in serving on the Board of Directors.

The 4 names submitted for election were:

1. Kyle DeWitt
2. Pete Fallabeck
3. Randy Ehlert
4. Scott King

Those present were asked to complete their ballot. The following were elected.

1. Kyle DeWitt
2. Randy Ehlert
3. Scott King

Respectfully submitted,

Ryan Taylor

Secretary