

# Leona's Rolling Meadows Homeowners Association

2015 Annual Meeting

January 22, 2015

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
- Neighborhood Updates Kyle DeWitt
  - High level overview of our neighborhood and review of prior year projects.
- Rules & Regulations Reminders
- Financial Updates Cheryl Kellerhals
  - 2014 financials and other current issues.
- Local Updates from David Bogdala, Alderman
  - City updates and homeowner questions.
- Election of 2015 LRM HOA Board Members
- Annual Meeting Close
- 2015 Board of Directors Meeting (optional) 2015 BoD
  - Officer Candidate Review and election (optional).

# Your 2014 HOA Officers / Directors

- President – Mike Kowalczyk
- Vice President – Pete Fallabeck
- Treasurer – Cheryl Kellerhals
- Secretary – Linda Roberson
- Board of Directors
  - Kyle DeWitt
  - Randy Ehlert
  - Scott King

# Neighborhood Updates

- Our HOA owns & maintains nearly 40 acres
  - Includes multiple ponds, nature preserve areas, etc.
  - HOA dues cover maintenance, insurance and taxes.
  - Leona's HOA does **not** own/maintain park equipment or the asphalt walkway around the park.
  - Leona's HOA pays SWU fees (as do all homeowners) for functional maintenance on the retention basins to the City.
- 2014 Self-Managed HOA
  - Saving each homeowner \$60 to \$120 dollars a year (\$11,520 - \$23,040 in total) in professional management fees.
- Snow Plowing
  - Complaints must go to City/Alderman. Per the City, they only plow bus routes unless snow is 4" or more.
- HOA Common Area Use
  - No motor vehicles. Report violations to Kenosha Police.
  - Private property for Leona's HOA homeowners only.

# Neighborhood Updates

- 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.
- Nature Preserve Flooding
  - Flooding cause by beaver dams. Railroad worked to remove.
- Entry monument beds redone
  - Replaced with plants requiring lower maintenance and less water.
- Pond landscaping maintenance
  - Replaced mulch around all non-evergreen trees, rock borders, and erosion protecting rock around pond inflow/outflow pipes.
- Nature area walk path
  - Due to flooding, many areas were still wet. Landscapers could not get equipment in to recut entire path. Will revisit in 2015.

# Neighborhood Updates

- Rock around inflow/outflow pipes are for erosion prevention. Please do not throw into the ponds. Please remind children as well. Replacement of rock costs the HOA and ultimately all homeowners.





Pond 4

Pond 3

Pond 1

Pond 2

65th St

64th St

65th Pl

87th Ave

82nd St

65th St

64th St

# Neighborhood Updates

## Pond Maintenance

- Fountains:
  - For aesthetic purposes only, would not benefit efforts to control weed and algae growth
- Aeration:
  - Helps to reduce algae production
  - Assists in preventing winter fish kills
  - Maintain firm, organic-reduced bottom
- Weed Control Treatments:
  - Chemical treatment that helps control weed growth, but does not affect algae
- Dye:
  - Blue, natural type food grade dye that limits sunlight, reducing plant growth
  - Causes pond to look darker, deeper, and hides shoreline algae
- Microbe Treatment:
  - Natural microbes that do not affect fish, wildlife, or swimming
  - Helps reduce algae production
- Pond Maintenance Company determined that issue was from weed growth, not algae
  - Recommended treatment would be with chemical or dye treatments
  - Prior annual meeting, homeowners were not in favor of those treatments
  - HOA to monitor pond quality to see if treatments should be reconsidered



# 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
- 2014 Violations
  - No reported violations in 2014!!
- 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	2014	Expense	Actual	Budgeted
<b>Income</b>		Electric Expense	\$ 157.74	\$ 235.00
HOA Dues	\$ 24,960.00	Insurance Expense	\$ 681.00	\$ 600.00
Legal Recovery/Funding Fee	\$ 3,588.00	Landscaping	\$ 20,189.21	\$ 16,152.00
Late & Bad Debt Fee Income	\$ 1,155.00	Legal Fees	\$ 2,819.00	\$ 3,400.00
<b>Total Income</b>	<b>\$ 29,703.00</b>	Mailing/Meeting/Communication	\$ 549.11	\$ 1,475.00
<b>Other Income</b>		Operational & Maintenance	\$ 584.81	\$ 1,348.00
Reserve Fund Interest	16.76	Storm Water Utility	\$ 572.55	\$ 1,200.00
<b>Total Other Income</b>	<b>\$ 16.76</b>	Taxes	\$ 315.81	\$ 550.00
		Bad Debt Writeoff	\$ 2,708.43	\$ N/A
		<b>Total Expense</b>	<b>\$ 28,577.66</b>	<b>\$ 24,960.00</b>
<b>Bank Account Balances</b>	<b>12/31/14</b>	Accounts Receivable	\$ (0)	
Reserve Account	\$ 33,886.63			
Operating Account	\$ 6,360.36			

# Other financial information...

- Current on all billing, including liability insurance, property taxes and all vendors.
- 2014 Delinquent Dues
  - As of January 15, 2015 all dues have been paid.
- 2015 Annual Dues Collection
  - New board will determine budget and assessment
  - Payment to HOA due by 3/31/15

# Alderman Chat & Updates

**David Bogdala**

# Election Process Overview

- Voter Registration/Ballot Distribution
  - 1 vote per lot, lot owner as of 12/31/14.
  - 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 2<sup>nd</sup> 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
- Peter Fallabeck
- Scott King
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**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 2015 Annual Meeting
- Announce 2015 Board of Directors (next slide)
- 10 Minute Break (optional)
- Open of 1<sup>st</sup> 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 1<sup>st</sup> Board of Directors Meeting



# Board Of Director Election Results

- **Blank**
- **Blank**
- **Blank**

# 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](http://www.lrmhoa.org) for minutes & presentation from Annual Meeting
- Phone/Fax: 262.997.1069
- Email: [admin@lrmhoa.org](mailto:admin@lrmhoa.org)