

Leona's Rolling Meadows Homeowners Association

2016 Annual Meeting

January 20, 2016

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 Pete Fallabeck
- Neighborhood Updates Kyle DeWitt
 - High level overview of our neighborhood and review of prior year projects.
- Financial Updates Scott King
 - 2015 financials and other current issues.
- Local Updates from City/County Officials Local Officials
 - City/County updates and homeowner questions.
- Election of 2016 LRM HOA Board Members Mike Kowalczyk
- Annual Meeting Close
- 2016 Board of Directors Meeting (optional) 2016 BoD
 - Officer Candidate Review and election (optional).

Your 2015 HOA Officers / Directors

- President – Mike Kowalczyk
- Vice President – Vacant
- Treasurer – Cheryl Kellerhals / Scott King
- Secretary – Bonnie Fallabeck
- Board of Directors
 - Kyle DeWitt
 - Peter Fallabeck
 - 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.
- 2015 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.
- Nature area walk path
 - Due to flooding in that area, many areas of the former walk path stay under water most of the year. The landscapers have been unable to fully maintain this area as a result. This was monitored this year and a decision will need to be made regarding restoring the walk path or discontinuing its maintenance.

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.



Rules & Regulations Reminders

- Exterior Improvement Reminders (ARC Request)
 - Submit requests prior to doing work. Allow 2 weeks for processing
- 2015 Violations
 - Report of a Commercial vehicle sitting in a homeowner driveway for extended period of time. Issue resolved.
 - Report of private property on HOA property and cutting grass back into the conservation area. Issue resolved.
- 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	2015	Expense	Actual	Budgeted
Income		Electric Expense	\$ 236.02	\$ 235.00
HOA Dues	\$ 24,960.00	Insurance Expense	\$ 653.00	\$ 600.00
Legal Recovery/Funding Fee	\$ 1,644.00	Landscaping	\$ 19,807.19	\$ 16,152.00
Late & Bad Debt Fee Income	\$ 700.00	Legal Fees	\$ 2,280.00	\$ 3,400.00
Total Income	\$ 27,304.00	Mailing/Meeting/Communication	\$ 663.33	\$ 1,475.00
Other Income		Operational & Maintenance	\$ 827.55	\$ 1,348.00
Reserve Fund Interest	17.22	Storm Water Utility	\$ 630.25	\$ 1,200.00
Total Other Income	\$ 17.22	Taxes	\$ 316.32	\$ 550.00
		Bad Debt Writeoff	\$ 200.00	\$ N/A
		Total Expense	\$ 25,613.66	\$ 24,960.00
Bank Account Balances	12/31/15	Accounts Receivable	\$ (0)	
Reserve Account	\$ 35,003.85			
Operating Account	\$ 4,869.20			

Other financial information...

- Current on all billing, including liability insurance, property taxes and all vendors.
- 2015 Delinquent Dues
 - As of January 15, 2016 all dues have been paid.
- 2016 Annual Dues Collection
 - New board will determine budget and assessment
 - Payment to HOA due by 3/31/16

City/County Chat & Updates

David Bogdala
Bob Johnson
Boyd Frederick

Election Process Overview

- Voter Registration/Ballot Distribution
 - 1 vote per lot, lot owner as of 12/31/15.
 - 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

- Kyle DeWitt
- Peter Fallabeck
- Scott King
- Russell Roberson
- Raul Marquez

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 2016 Annual Meeting
- Announce 2016 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
- Scott King
- Peter Fallabeck

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