

Leona's Rolling Meadows Homeowner's Association

Annual Meeting

January 30, 2017

**MINUTES**

Members Present:

Mike Kowalczyk, President

Cheryl Barile, Vice President

Kyle DeWitt, Board Member

Bonnie Fallabeck, Secretary

Peter Fallabeck, Board Member

Nik Hauptmann, Treasure

The meeting was called to order at 6:00pm 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:

- Welcome homeowners and introductions
  - Bob Johnson had an opportunity to talk

Kyle DeWitt proceeded to:

- Neighborhood Updates
  - Discussed HOA Property
  - Self-managed HOA saves each homeowner \$60-\$120 per year
  - Status of the nature area walk path – due to the flooding, landscapers have been unable to maintain it. A decision will have to be made to either restore it or discontinue maintaining.
- Rules and Regulations
  - We had no reported violations in 2016
  - Reminder of how to report a violation via website, phone or email.

Nik Hauptmann provided financial update:

- We have \$978.55 in delinquent HOA fees.
- We are in good financial standing.

David Bogdala spoke on several topics

- Snow plowing update – now it is 2" of snow all the side street and residential areas are plowed
- More medical units in our area
- Dog track still for sale

- There is a Hwy 50 expansion in the 2018 Budget but not happening until 2019-2020
- Talked about stop light at entrance of Hwy H and Leona Meadows
- Homeowner asked about a library in this area

Other Business:

❖ HOA

- LED Fixtures by entrance
- Mulch and Maintenance of the neighborhood
- Homeowners cutting past their lot lines
  - Is it because of habit?
    - Attorney recommendation is that all homeowners should NOT cut passed their lot lines. There is a 20 rule that says if homeowners maintain a certain property for 20, they can go to court and claim that land for their own
    - Do we need to have to pay for a survey and re-establish lot lines, the cost is expensive
  - Asked those there what their feeling were and why
    - Makes their lot look nicer
    - There are snakes that come close to their homes and they have kids and animals
  - Kyle talked about being uniform for all, we don't want to discriminate
  - The new board will have to make a decision on how best to proceed with the mowing issue
- Old Farmhouse has been annexed into Leona Meadows. Homeowner asked about having landscapers cut by the area behind his house. We will get a quote.
- Resident asked about the treatment of the park for weeds and dandelions. We will have to contact the city. They are the ones that control that.

Mike Kowalczyk explained the election process for the HOA.

The 2 names submitted for election were:

1. Kyle DeWitt
2. Peter Fallabeck

By unanimous homeowner vote, these two were elected to serve on the board another year. The third board member will be appointed at a later date.

There were 12 properties represented at the meeting.

The board will meet soon to appoint positions and work on the 2017 budget.

Respectfully Submitted,

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Bonnie Fallabeck, Secretary