

Leona's Rolling Meadows Homeowners Association

2017 Annual Meeting

January 25, 2017

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 & Scott King
 - High level overview of our neighborhood and review of prior year projects.
- Financial Updates
Nick Hauptman
 - 2016 financials and other current issues.
- Local Updates from City/County Officials
Local Officials
 - City/County updates and homeowner questions.
- Election of 2017 LRM HOA Board Members
- Annual Meeting Close
- 2017 Board of Directors Meeting (optional)
2017 BoD
 - Officer Candidate Review and election (optional).

Your 2015 HOA Officers / Directors

- President – Mike Kowalczyk
- Vice President – Cheryl Barile
- Treasurer – Nick Hauptmann
- 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.
- 2016 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
 - This area will continue to be monitored and decisions will to be made accordingly as far as 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
- 2016 Violations
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- 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	2016	Expense	Actual	Budgeted
Income		Electric Expense	\$ 218.94	\$ 250.00
HOA Dues	\$ 25,090.00	Insurance Expense	\$ 653.00	\$ 700.00
Legal Recovery/Funding Fee	\$ 900.00	Landscaping	\$ 19,344.50	\$ 19,160.00
Late & Bad Debt Fee Income	\$ 1,525.00	Legal Fees	\$	\$ 2,300.00
Total Income	\$ 27,304.00	Mailing/Meeting/Communication	\$ 25.85	\$ 700.00
Other Income		Operational & Maintenance	\$ 1,234.34	\$ 850.00
Reserve Fund Interest	16.09	Storm Water Utility	\$ 785.88	\$ 650.00
Total Other Income	\$ 16.09	Taxes	\$ 311.72	\$ 350.00
		Bad Debt Writeoff	\$ 15.49	\$ N/A
		Total Expense	\$ 25,589.72	\$ 24,960.00
Bank Account Balances				
	12/23/16	Accounts Receivable	\$ (978.55)	
Reserve Account	\$ 35,119.94			
Operating Account	\$ 3,953.43			

Other financial information...

- Current on all billing, including liability insurance, property taxes and all vendors.
- 2016 Delinquent Dues
 - As of January 15, 2017 \$978.55 in dues is outstanding.
- 2017 Annual Dues Collection
 - New board will determine budget and assessment
 - Payment to HOA due by 3/31/17

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 12/31/16.
 - 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

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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 2017 Annual Meeting
- Announce 2017 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

- **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 for minutes & presentation from Annual Meeting
- Phone/Fax: 262.997.1069
- Email: admin@lrmhoa.org