

Leona's Rolling Meadows Homeowner's Association

Annual Meeting

January 31, 2018

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 6:05pm by Peter Fallabeck.

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

Peter Fallabeck proceeded to:

- Welcome homeowners and introductions

Mike Kowalczyk 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. There was no cutting of the walk due to excess water.
 - We are aware the HOA website is not accessible. We are working on it.
- Rules and Regulations
 - We had no reported violations in 2017
 - ◆ However, there was a question about how long a storage container (POD) can be on your property. We are addressing that with the city.
 - Reminder of how to report a violation via website, phone or email.

Nik Hauptmann provided financial update:

- We have \$605 in delinquent HOA fees.
- We are in good financial standing.

Alderman(s) 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
- When the Synagogue is open in the field south of housing development, the only entrance will be off Hwy H. No opening into housing development.
- There are several new businesses, a Children's Hospital, and Restaurants being built in the next year in the area.
- Dark Store Hole was explained. Large stores are closing their old stores and opening a new one. The store wants to be taxed on the old store, not the new one. Judges are allowing this to happen. This becomes a burden for the homeowners. Their taxes go up to compensate for the tax deficit.
- Sidewalks to ITA and Mahone. There is on-going with the railroad.

Other Business:

- Mulch and Maintenance of the neighborhood. The new board will discuss this topic at their next meeting.
- Before the election process started, Mike talked about the low turnout and the lack of volunteers for the board. He brought up the idea of allowing the BoD and the other volunteers be waived of their HOA dues for the year they serve, giving the treasure a monthly allowance of \$50, and allowing meeting expenses for the quarterly meetings. We are hoping this would help increase the number of volunteers to help with the board. The homeowners at the meeting seemed receptive to the idea. The incoming board will vote on that at their first meeting.

Mike Kowalczyk explained the election process for the HOA.

The 3 names submitted for election were:

1. Mike Kowalczyk
2. Peter Fallabeck
3. Chris Powell

By unanimous homeowner vote, these three were elected to serve on the board another year.

There were 9 properties represented at the meeting.

The board will meet soon to appoint positions and work on the 2018 budget.

Respectfully Submitted,

Bonnie Fallabeck, Secretary