

Leona Rolling Meadows HOA

Board Meeting Minutes

February 15, 2018

I. Call to order

Mike Kowalczyk called to order the board meeting at 7:00p.m. on February 15, 2018.

II. Roll call

The following persons were present: Peter Fallabeck, Mike Kowalczyk, Chris Powell, Nik Hauptmann, Samantha Johnson, Gina Powell, and Bonnie Fallabeck

III. Approval of minutes from last meeting

Bonnie Fallabeck read the minutes from the last meeting. The minutes were approved as read.

IV. Open issues

- a) New BoD –
 - Peter Fallabeck, Mike Kowalczyk, Chris Powell acting BoD
 - Samantha Johnson, President; Gina Powell, 1st Vice President; Cheryl Barile, 2nd Vice President; Nick Hauptmann, Treasure; Bonnie Fallabeck, Secretary
- b) Everyone needs to be more vigilant at monitoring and reporting violations. Our housing development will only stay nice if we all work together to keep it that way. We are going to be more aware of the trailers, boats, RV's on properties past the 48 hour time limit. There have been some questions on the POD and other storage containers and if there is a limit on the amount of time they can be on the property. We are checking into this in order to make a decision. Business signs on property are only allowed during the temporary work. They cannot be left on the property indefinitely.
- c) We are having the lawyer take care of the homeowners with delinquent dues.
- d) The website is up and working with a new platform. It will look a little different but this is necessary in order for it to be accessed better on a cell phone.

V. New business

- a) Front entrance landscaping need to be addressed. Peter will contact Aspen for a bid. Rough estimate about \$3,500.
- b) Removal/replacing dead trees on ponds and mulching around current ones rough estimate about \$3,000.
- c) Budget 2018
 - Dues will remain \$130 for 2018.
 - Due to the improvement of the property, Mike made a motion to offer no rebate this year so we can get these improvements done. Peter second the motion.
 - Mike made a motion to offer all volunteer Board Members and Officers be waived of the HOA fees for the year they are serving. Peter second the motion.
 - Mike made a motion to pay the treasurer \$50 per month for handling all the books for the HOA. This is an important position. This position also communicates with the lawyer about handling delinquent dues. Chris second the motion.
 - Mike made a motion to have meeting expenses covered for the quarterly meetings within reason. Peter second the motion.
- d) Replace all the flags. Will get 2 of each so we have an extra for future.
- e) Vacant Lot Offer – Mike made motion to leave lot the way it is. Chris second motion.

VI. Adjournment

Mike Kowalczyk adjourned the meeting at 8:30pm. Peter Fallabeck second the motion.

Minutes submitted by: Bonnie Fallabeck