

Leona's Rolling Meadows Homeowners Association

2019 Annual Meeting

January 31, 2019

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 Peter Fallabeck
- Neighborhood Updates Mike Kowalczyk
 - High level overview of our neighborhood and review of prior year projects.
- Financial Updates Nick Hauptman
 - 2018 financials and other current issues.
- Local Updates from City/County Officials Local Officials
 - City/County updates and homeowner questions.
- Election of 2019 LRM HOA Board Members
- Annual Meeting Close
- 2019 Board of Directors Meeting (optional) 2019 BoD
 - Officer Candidate Review and election (optional).

Your 2018 HOA Officers / Directors

- President – Samantha Johnson
- Vice President(s) – Gina Powell, Cheryl Barile
- Treasurer – Nick Hauptmann
- Secretary – Bonnie Fallabeck
- Board of Directors
 - Chris Powell
 - Peter Fallabeck
 - Mike Kowalczyk

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.
- 2018 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 2" 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.
- **HOA Website**
 - We have a new website. Thank you Samantha! If you have any questions or suggestions, please let Samantha or one of the other board members know so we can make some changes.
- **Welcome Letters** – we have started sending out welcome letters to new homeowners. This helps with introducing the board and lets new homeowners know about the rules and regulations. (Copies are available.) We are also interested in starting some type of a Welcome Wagon Packet for our neighborhood. We are looking for ideas and suggestions from all of you.

Neighborhood Updates

- Aspen
 - Removing dead trees and replacing them. They are also doing a great job with the flower beds and mulch.
- Loose Dogs
 - Please remember to keep you dog confined on you property or on a lease per Kenosha ordinances.

Neighborhood Updates

- Meet & Greet

- 21 homeowners came to enjoy the day with the Board of Directors as the park.
- We would like to plan more of these. Any suggestions would be appreciated.



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
- 2018 Violations
 - 2 were reported and letters went out
- 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)
- Amending the Rules and Regulations
 - We would like to amend the rules and regulations to include being notified when someone is going to have a POD or storage container and also a dumpster or garbage container. We have had several complaints this year about them. Right now we do not have any rule or regulation about them. We sent our letters inquiring about the timeline of them.

Financial Detail Update

Operating Income/Expense	2018	Expense	Actual	Budgeted
Income		Electric Expense	\$ 217.22	\$ 250.00
HOA Dues	\$ 24,060.00	Insurance Expense	\$ 653.00	\$ 700.00
Legal Recovery/Funding Fee	\$ 700.00	Landscaping	\$ 26,859.26	\$ 19,160.00
Late & Bad Debt Fee Income	\$ 950.00	Legal Fees	\$ -	\$ 2,300.00
Total Income	\$ 25,710.00	Mailing/Meeting/Communication	\$ 850.30	\$ 700.00
Other Income		Operational & Maintenance	\$ 1,762.52	\$ 850.00
Reserve Fund Interest	\$ 17.51	Storm Water Utility	\$ 739.88	\$ 650.00
Total Other Income	\$ 17.51	Taxes	\$ 306.18	\$ 350.00
		Bad Debt Writeoff	\$ (150.00)	\$ -
		Total Expense	\$ 31,238.36	\$ 24,960.00
Bank Account Balances	12/31/2018			
Reserve Account	\$ 30,156.48	Accounts Receivable	\$ 1,580.00	
Operating Account	\$ 3,679.13			

Other financial information...

- Current on all billing, including liability insurance, property taxes and all vendors.
- 2018 Delinquent Dues
 - As of January 15, 2018 \$605 in dues is outstanding.
- 2019 Annual Dues Collection
 - New board will determine budget and assessment
 - Payment to HOA due by 3/31/19

City/County Chat & Updates

- Alderman(s)

Board of Director Incentives

- At the February 15, 2018 budget meeting the BoD voted on offering incentives to homeowners for volunteering to be on the board. We are hoping this will encourage other homeowners to want to volunteer their time to be on the board.
 - Board Members and Officers will have their dues waived for the year they serve.
 - The Treasurer will get \$50 monthly for keeping the books. This is a very important position.
 - Meeting expenses are covered for the quarterly meetings within reason for food and drinks.

Election Process Overview

- Voter Registration/Ballot Distribution
 - 1 vote per lot, lot owner as of 12/31/18.
 - 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 2019 Annual Meeting
- Announce 2019 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

- **To Be Appointed**

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