

Leona's Rolling Meadows Homeowners Association

2026 Annual Meeting

All information within this presentation is intended for Lot / Homeowners within the Leona's Rolling Meadows HOA. Any other use is prohibited.

January 22, 2026

Meeting Agenda

- Welcome & Introductions
- Local Updates from Mayor Bogdala & District 17 Alderman DeBaere
 - Q&A from homeowners
- Neighborhood Housekeeping & Updates
 - High level overview of our neighborhood and review of prior year projects.
- Financial Updates
 - 2025 financials and other current issues.
- Election of 2026 LRM HOA Board Members
- Annual Meeting Close
- 2026 Board of Directors Meeting
 - Officer Candidate Review and election

Your 2025 HOA Officers / Directors

- Board of Directors
 - Krista DeBruin
 - John Herrin
 - Mike Kowalczyk
- President
 - Don Trush
- Vice President
 - Melissa Somers
 - Monelle Nobrega
- Treasurer
 - Nick Hauptmann
- Secretary
 - Madeleine Cassidy

City Chat & Updates

David Bogdala
Mayor of Kenosha

(262) 653-4000
mayor@kenosha.org



City Chat & Updates

Thank you, Mayor Bogdala!

District Chat & Updates

Art DeBaere
District 17 Alderman

(847) 877-9024
district17@kenosha.org



District Chat & Updates

Thank you, Alderman DeBaere!

Neighborhood Housekeeping

- Our HOA owns & maintains nearly 40 acres
 - HOA dues cover maintenance, insurance and taxes.
 - Leona's HOA does not own/maintain park equipment, the asphalt walkway around the park, or the Root-Pike River Creek Watershed, a conservancy owned by the DNR.
 - Leona's HOA pays Storm/Water/Utility fees (as do all homeowners) for functional maintenance on the retention basins to the City.
- 2025 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.
 - https://www.kenosha.org/departments/public_works/seasonal_operations.php

Neighborhood Housekeeping

- HOA Common Area Use
 - No motor vehicles. Report violations to Kenosha Police.
- Alternate Side/Snow Parking Issues
 - Please report issues to non-emergency line 262-656-1234
- Rocks around inflow/outflow pipes are for erosion prevention.
 - Please do not throw into the ponds. Please remind children as well. Replacing rocks costs the HOA and ultimately all homeowners.



Neighborhood Housekeeping

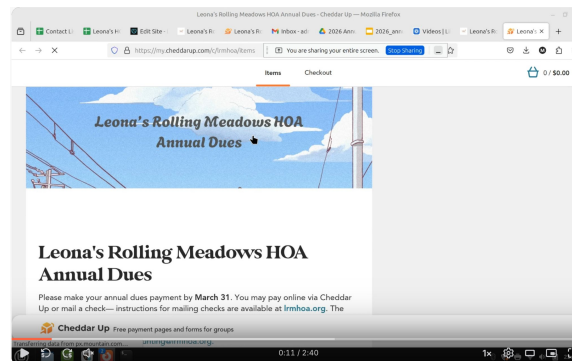
- Highway H Lighting
 - Homeowners at the 2024 annual meeting requested the HOA install lights for the north-side entrance sign.
 - The Board got multiple quotes for several thousand dollars for install.
 - Electricians advised against the work as they said it was unlikely the city would provide a permit for it anyway.
 - Since it would require raising the HOA dues and wasn't likely to be approved, the Board elected against the lighting installation.

Rules & Regulations Reminders

- Exterior Improvement Reminders (ARC Request)
 - ARC is required for fences, flag poles, satellite dishes, swing sets, play structures, sheds, and basketball hoops.
 - Please see Rules/Restrictions at <https://lrmhoa.org/documents> for details.
 - Submit requests **prior** to doing work. Allow 2 weeks for processing.
- 2025 Violations
 - 6 reported violations, all resolved.
- Violation Reporting
 - Report via HOA Website (lrmhoa.org) or Email (arc@lrmhoa.org)
 - 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)

Neighborhood Updates

- Website (Irmhoa.org)
 - Irmhoa.org is updated with:
 - News & Events
 - Documents from meetings
 - Digital Violation Reporting Form
 - Digital & PDF ARC Request Form
 - ****NEW**** Online Dues Payment System via CheddarUp
 - You may still pay by check if you prefer it.
 - Instructional Video



Neighborhood Updates

- Fall Neighborhood Party in the Park
 - 30+ people attended on September 28th, 2025!
 - Snacks and drinks were provided
 - Planning to build on this in 2026



Neighborhood Updates

- Working with the WI DNR to stock our ponds with fish

Financial Detail Update

Operating Income/Expense For the period January 1, 2025 - December 31, 2025

Income		Expense		Actual	Budgeted
HOA Dues	\$ 23,790.00	Computer & Internet Expense	\$ 368.35	\$ 1,250.00	
Legal Recovery/Funding Fee	\$ 300.00	Electric Expense	\$ 219.64	\$ 250.00	
Late & Bad Debt Fee Income	\$ 5,725.00	Insurance Expense	\$ -	\$ 700.00	
Total Income	\$ 29,815.00	Landscaping	\$ 26,338.11	\$ 20,000.00	
Other Income		Legal Fees	\$ -	\$ 200.00	
Reserve Fund Interest	\$ 26.64	Mailing/Meeting/Communication	\$ 1,661.56	\$ 1,250.00	
Total Other Income	\$ 26.64	Operational & Maintenance	\$ 756.17	\$ 1,250.00	
		Storm Water Utility	\$ 744.47	\$ 950.00	
		Taxes	\$ 253.15	\$ 120.00	
		Total Expense	\$ 30,341.45	\$ 24,720.00	
Bank Account Balances	12/31/2025	Accounts Receivable	\$ 9,365.00		
Reserve Account	\$ 35,372.08				
Operating Account	\$ 869.57				

Financial Detail Update

- Current on all billing, including:
 - Property taxes
 - Vendors
- 2025 Delinquent Dues
 - For the year ending December 31, 2025, there is \$9,365 in dues outstanding. Of these 13 offenders, 6 have been sent to the lawyer for suit and to have a lien placed on the property.
- 2026 Annual Dues Collection
 - New Board, in consultation with the new officers, will determine the budget and assessment
 - Payment to HOA due by March 31, 2026

Election Process Overview

- Voter Registration/Ballot Distribution
 - 1 vote per homeowner / lot as of 12/31/25
 - Dues/Fees must be up to date to vote/run
- Proxy Registration
 - Must be signed by the person granting proxy and person presenting proxy
- Vote & Tally
 - In the event of a tie, there will be a 2nd vote (proxy votes will not be included)
- HOA Members will vote for 3 Board of Directors
 - These 3 Board members, after annual meeting, will appoint the Officer positions (per By-laws)

Write-In Candidate Submissions

- **Last Request:** Any write-in candidate submissions?
 - Please bring your candidate forms to the secretary to be added to the ballot for HOA Board positions or for consideration for an officer position.

Board of Director Candidates on Ballot

- Krista DeBruin
- John Herrin
- Mike Kowalczyk
- Melissa Somers
- Don Trush

Please vote for only three (3) Board of Director candidates! Results will be posted later in this presentation.

Board of Directors Candidate Introductions

- Length of LRM residency
- Anticipated duration of LRM residency
- Familiarity with Bylaws & Rules
- Relevant experience
- Motivation for running
- Top 3 neighborhood issues
- Proposed resolutions

10 Minute Break - Tallying Votes

There will be a 10 minute break to count the votes for the Board of Directors.

We will announce the winners after the break is over.

If you are interested in being appointed to any officer positions on the board, please stay after the close of the meeting and speak with one of the board members.

Board of Director Election Results

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Close of 2026 Annual Meeting

Thank you for coming to support your HOA!

We appreciate your time and are grateful you chose to spend your evening with us.

- Refer to www.lrmhoa.org for the minutes & presentation from the Annual Meeting
- Email admin@lrmhoa.org for any questions

1st Board of Directors Meeting

- Optional to HOA Members
- Officer Candidate Review
- Board of Directors to elect Officer Positions:
 - President
 - Vice President
 - Treasurer
 - Secretary
- Close of 1st Board of Directors Meeting

Close of 1st Board of Directors Meeting

- Next Steps
 - Homeowner notification of new board & officers
 - Set the date for the 1st Quarter Board Meeting
 - Exchange Contact information
 - Budget & Annual Assessments
- Email: admin@lrmhoa.org
- Thank you for supporting your HOA!