

Leona's Rolling Meadows HOA

2024 Q1 Meeting Minutes

Date: February 24th, 2024

Time: 9:30 AM - 11:30 AM

Location: Krista's Home

Attendees: Mike, Jeremy, Don, John, Nick, Krista, and Madeleine

1. Meeting called to order by Mike.
2. Correspondence/Reports
 - a. Determined ARC requests be two touch as long as the ARC requests are handled promptly due to the time constraints on the requests.
 - b. Access to the digital accounts was given to all members.
 - c. **Treasurer will send out the PNO and Balance sheet by May 10th for board members to review.**
 - d. **Treasurer will ensure that only current board members are on the bank account.**
3. Old Business
 - a. **Secretary will update website content by attaching Q1 minutes, updating local news page, and CSS.**
 - b. **Secretary will get access to or delete the Unofficial LRM HOA Facebook page.**
 - c. There are only 3 physical keys to the mailbox possessed by John, the treasurer, and secretary. **John's doesn't work and will reach out to USPS for a new one.**
 - d. Regarding the Highway H signs, Nick has a tank generator and pressure washer we can use to DIY it.
 - i. **Jeremy will find out about a sealant to preserve the sign better without killing the foliage beneath the sign.**
 - ii. **Secretary to get a quote from Demarks power washing.**
 - e. **Regarding lighting for the signs, Jeremy will get a quote from an electrician to see how feasible it would be to do a hardwired light.** Madeleine suggested we use solar to avoid exorbitant electric infrastructure costs. Due to fragility of solar lights, a hardwired light is preferred to avoid replacement costs.
 - f. Regarding dead trees, the wait-list from the city is 18 months out. **Jeremy will reach out to David Bogdala for assistance.**
 - g. **Treasurer will send a letter with bills to tell homeowners that with unapproved arc structures they may have issues with selling.** Krista and Madeleine will help Treasurer with putting letters together to help expedite things.
 - h. Board members agreed unresolvable violations must be pursued by a lawyer.
4. New Business
 - a. **Secretary will organize a gift basket and Thank you cards for prior HOA board members.**
 - b. Treasurer will continue to do all financial responsibilities. However, the annual meeting notice will be taken over by the Secretary since it is unrelated to finances.
 - c. Motion to raise dues declined. Dues will stay at \$130 for the 2024 year but may need to increase next year depending on inflation and future yet-to-be-quoted work.
 - d. Annual budget was approved by John, seconded by Jeremy.
 - e. Fun Committee was discussed. Board agreed with the desire to have more community in our subdivision. Mike reminded board about the flamingo house parties.
 - f. Annual meeting per bylaws has to be no more than 30 days away from the 3rd Wednesday in January.
 - g. Q2 HOA board meeting is set for May 18th and 9:30. Location TBD.