

Leona's Rolling Meadows HOA 2025 Q1 Board Meeting Minutes

Date: February 23, 2024

Time: 12:30 pm

Location: Phoenix Family Restaurant

Attendees: Krista, Mike, John, Don, Melissa, Nick, Madeleine

1. John called the meeting to order
2. No new arc requests or correspondence.
3. Treasurer's Reports/Bank Statements
 - i. Budget approved, dues remain set at \$130 / year
 - ii. **John to determine limits of 501c3 nonprofit limits to maintain a high yield interest account without losing tax advantages**
4. Old Business
 - a. Delinquent Properties - any update from lawyer on lien placement or receiving funds from overdue dues?
 - i. **John to reach out to lawyer and get records & updates**
 - ii. **Nick to give Madeleine list of delinquent properties**
 - b. 6101 82nd Avenue
 - i. **John to have Aspen (or equivalent manager) knock down the wasp nest.**
 - ii. **Madeleine to get an estimate for repairing the post in the conservancy.**
 - c. 2025 Annual Meeting Concerns
 - i. Board approved welcome packet for new homeowners with links to city rules, FAQs, facebook, and website.
 - ii. Board approved a quarterly newsletter to keep homeowners informed. Save the Date for annual meeting to go in the newsletter.
 - iii. 86th Ave end - illegal dumping
 1. **Madeleine to get quotes for "no dumping signs"**
 - iv. Good Days Subdivision potentially wants to join the HOA
 1. Board approves this, but possibly not for this year. There would be a lot of overhead to get this done and we don't have the legal support to accomplish right now.
 - v. Electronic Payment for HOA dues on website
 1. **Madeleine to investigate solutions for electronic payments and present them at the next board meeting**
5. New Business
 - a. ARC - Violations
 - i. **Madeleine to send 5 of the 6 violation letters presented.**
 - ii. Board agreed that when a house goes on the market, to go check property for unapproved structures and either fill out retroactive ARC form for homeowner or send violation letter to get records caught up to date

- b. **Mike to add Madeleine to the bank**
- c. **John to get landscaping quotes and coordinate with PGM**
- d. **Nick to complete State of Wisconsin - Department of Financial Institutions request for annual report**
- e. **Madeleine to change the passwords to Google and GoDaddy, create DL, ensure we all have access to email box**
- f. Bulk Mail - USPS
 - i. HOA only needs to send snail mail twice a year. No need for more, so bulk mail programs are not needed.
- g. Meeting adjourned.