

# **Leona's Rolling Meadows Homeowners Association**

2025 Annual Meeting

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

February 5, 2025

# 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
  - 2024 financials and other current issues.
- Election of 2025 LRM HOA Board Members
- Annual Meeting Close
- 2025 Board of Directors Meeting
  - Officer Candidate Review and election

# Your 2024 HOA Officers / Directors

- Board of Directors
  - Krista Wolfe
  - John Herrin
  - Mike Kowalczyk
- President
  - Don Trush
- Vice President
  - Vacant
- Treasurer
  - Nick Hauptmann
- Secretary
  - Madeleine Cassidy

# City Chat & Updates

**David Bogdala**  
**Mayor of Kenosha**

**(262) 653-4000**  
**[mayor@kenosha.org](mailto:mayor@kenosha.org)**



# City Chat & Updates

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**Thank you, Mayor Bogdala!**

# District Chat & Updates

**Art DeBaere**  
**District 17 Alderman**

**(847) 877-9024**  
**[district17@kenosha.org](mailto:district17@kenosha.org)**



# **District Chat & Updates**

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**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.
- 2024 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](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.



# Rules & Regulations Reminders

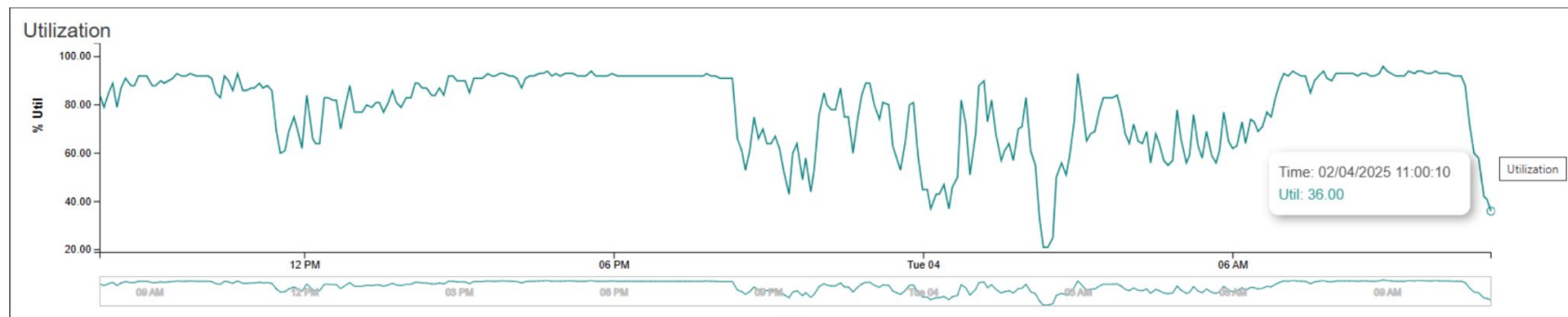
- Exterior Improvement Reminders (ARC Request)
  - ARC is required for fences, flag poles, satellite dishes, swing sets, play structures, sheds, and basketball hoops.
  - Please see Rules/Restrictions at <https://lrmhoa.org/documents> for details.
  - Submit requests **prior** to doing work. Allow 2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

- Spectrum Internet Outages
  - Eric Rannow, a Technical Operations Manager for Spectrum, reports to Mike Hogan - the Great Lakes Senior Director of Communications.
    - <https://corporate.charter.com/media-contacts>
  - Eric assured that the systematic outages were resolved at 10:30AM, February 4th, when the root cause was identified and remediated.
  - Thanks to Bill Yazji for coordinating with Spectrum and putting his networking technical expertise to service for the community.

Hello Ms. Cassidy,

One of the neighbors were back-feeding signals which impacted the services in your area. We continued to track down during the maintenance window (midnight-6am) and located the source this morning. We are working with that neighbor to mitigate the source of the back-feed. I am unable to disclose the exact neighbor. We could instantly see improvement after removing the back-feed. If you or any neighbors have further questions or concerns, please have them contact me. I don't want to dismiss any individual home issue but confident we have resolved the area issue.



# Neighborhood Updates

- Website
  - The HOA Board regained access to the website after 4 years of fighting with GoDaddy over authentication issues. Big Win!
  - The Website (Irmhoa.org) was updated accordingly with:
    - News & Events
    - Documents from the HOA Board Meetings
    - Documents from the 2025 Annual Meeting
    - An online Violation Reporting Form
    - An online ARC Request Form
    - And more!
  - A new website is under construction with Wordpress.
    - Switching providers will reduce website costs by 85%!
    - The new website will launch in 2026, when our contract with GoDaddy ends.

# Neighborhood Updates

- Entrance Signs - Complaint of Appearance
  - The HOA Board contracted a company to wash both the entrance signs off of H.
  - This was highly requested by homeowners at the 2024 annual meeting
- Highway H Lighting - Improvement Request
  - 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 to install the necessary electrical components and lights.
  - Since it would require raising the HOA dues, the Board elected against the lighting installation.

# Financial Detail Update

## Operating Income/Expense For the period January 1, 2024 - December 31, 2024

Income		Expense	Actual	Budgeted
HOA Dues	\$ 24,050.00	Computer & Internet Expense	\$ 1,212.56	\$ 1,250.00
Legal Recovery/Funding Fee	\$ 700.00	Electric Expense	\$ 219.70	\$ 250.00
Late & Bad Debt Fee Income	\$ 1,710.00	Insurance Expense	\$ 781.22	\$ 700.00
<b>Total Income</b>	<b>\$ 26,460.00</b>	Landscaping	\$ 17,929.73	\$ 20,000.00
<b>Other Income</b>		Legal Fees	\$ -	\$ 200.00
Reserve Fund Interest	\$ 298.14	Mailing/Meeting/Communication	\$ 744.52	\$ 1,250.00
<b>Total Other Income</b>	<b>\$ 298.14</b>	Operational & Maintenance	\$ 1,461.97	\$ 1,250.00
		Storm Water Utility	\$ 910.08	\$ 950.00
		Taxes	\$ 214.83	\$ 120.00
		<b>Total Expense</b>	<b>\$ 23,474.61</b>	<b>\$ 24,720.00</b>

<b>Bank Account Balances</b>	<b>12/31/2024</b>
Reserve Account	\$ 39,345.44
Operating Account	\$ 1,765.59

Accounts Receivable	\$ 4,095.00
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# Financial Detail Update

- Current on all billing, including:
  - Liability insurance
  - Property taxes
  - All vendors
- 2024 Delinquent Dues
  - For the year ending December 31, 2024, there is \$4,095 in dues outstanding. These 7 offenders have been sent to the lawyer for suit and to have a lien placed on the property.
- 2024 Annual Dues Collection
  - New Board, in consultation with the new officers, will determine the budget and assessment
  - Payment to HOA due by March 31, 2025

# Election Process Overview

- Voter Registration/Ballot Distribution
  - 1 vote per homeowner / lot as of 12/31/24
  - 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 Wolfe
- John Herrin
- Mike Kowalczyk
- Melissa Somers

**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

- John Herrin
- Krista Wolfe
- Mike Kowalczyk

# Close of 2025 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](http://www.lrmhoa.org) for the minutes & presentation from the Annual Meeting
- Email [admin@lrmhoa.org](mailto: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 1<sup>st</sup> 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](mailto:admin@lrmhoa.org)
- Thank you for supporting your HOA!