

June 18, 2009

TO: Larry Page, President  
Doug Wroblewski, Vice-president  
Members of the Homeowners Association

FROM: William Greer, Secretary

REF: Minutes from the annual Rolling Fields Homeowners Association meeting on Wednesday, June 17, 2009 7:00 PM at Mt. Pleasant / Caledonia Park in Franksville

The meeting was called to order at 7:00 PM. All board members were present with Larry Page as President/Treasure, Doug Wroblewski as Vice-president/Maintenance ACC and William Greer as Secretary/ACC. Larry introduced the officers to the members present.

Seventeen lot owners had signed in. There were a total of 25 proxies that appointed the following individuals their vote: Craig Yonkovich (12), Mike Norris (9), Doug Wroblewski (3), and Larry Page (1). This gave us a quorum of 42 lots or votes represented at the meeting. 34 were needed for a quorum.

Larry began with discussion of the Unrein property located at 6028 Graceway. This has been an ongoing issue where they failed to install their driveway or landscaping for over two years now do to financial difficulties. Larry has been in close contact with them for the past few months and he feels confident that the matter will be resolved soon. The Unrein's are expecting to finalize a loan soon and have work started on the driveway & landscaping as soon as possible. The situation will continued to be monitored closely to see that it gets done.

Lisa Albrecht of 5941 Deerfield Rd. brought up the discussion about ponds and how they were being managed by the board. She feels that the smaller pond just east of the large middle pond has not been taken care of. The board confirmed that it was one of two ponds that were not being treated because the company that takes care of our ponds indicated there was not much that could be done as both were way too shallow. The second pond was the one at the South end of the sub-division. Lisa indicated that when they bought their lot the seller said it was a pond and it was taken care of by the sub-division. NOTE: these are not direct quotes but a summarization of the conversations. It was mentioned by someone that the "pond" in question may be a wetland. A little later in the meeting Lisa volunteered to be on an ad-hoc committee that would look into this issue about the pond vs. wetland question. The committee will research the issue starting with Mt. Pleasant and what they approved for the developer in terms of wetland vs. ponds. Lisa will also revisit the issue of Pond Maintenance and get three quotes from companies that do this type of work, not just for a price comparison, but for what and how much maintenance is really required to have a healthy pond.

Mike Norris made a motion not to spend any sub-division money for a sub-division sign. Motion second by Jim Westerfield. There was a little discussion and then Lisa Albrecht made an amendment to the motion on the floor by Norris.

The amendment was that a detailed plan be put together by the board regarding a sub-division sign and brought back to the Association at another meeting perhaps in August. IE: type, cost, location, lights, etc. The amendment was second by Ester Wilson. On a voice vote it was strongly passed. The original motion by Mike Norris was withdrawn.

Mike Norris brought up the question about street lights in the sub-division. The board reported that the Village of Caledonia had a requirement for them at the time the sub-division was developed, and that Mt. Pleasant did not. It's assumed that Mastercraft did not put in street lights in the Mt. Pleasant side because they were not required. The question was asked if street lights could be put in now and how much would it cost. Doug Wroblewski will look into the cost before the next meeting.

Someone pointed out that thistles were growing in some of the residences property. The response was to notify the board as to who and where, or to call the appropriate Village as both have ordinances against them.

Discussion took place about Board succession and what was the original plan? Larry indicated that he would investigate the original Board meeting minutes and determine whether Bill or Larry would be rotated out.

There was some discussion about the size of the Board and changing it back to five members as it was decided at the first annual meeting with Mastercraft. Larry pointed out that it was very hard if not impossible to get all five people together at the same time. The other board members supported that statement and preferred to leave it at three as it was much easier and less time consuming to get thing accomplished. A motion had been made to revert to five members at the onset of the discussion, but it died because of a lack of a second.

Jim Westerfield made a motion, second by Paul Ubel to elect Craig Yonkovich to be on the Board when a succession of the Board takes place. By voice vote it was strongly passed.

We had volunteers step forward to form an Architectural Control Committee and they are: Larry Wilson 262-664-4968 (Chair), with Carl Maker 886-4663, and Chris Boscher 886-4676 as members. Larry will set up a meeting which the Board members would be happy to attend.

Most were in favor of another meeting in late August/early September, to see how things were progressing on:

1. Pond management including determination of wetlands vs. ponds and association Board responsibilities
2. Sub-division signage
3. Street lights
4. Board turnover/succession

A motion to adjourn was made by Donna Cronce and second by Kim Lambke at 8:53 PM. Motion passed, meeting adjourned.

Respectfully submitted,

William A Greer  
Secretary