

Rolling Fields Homeowners' Association (RFHOA) Annual General Meeting

6/10/2020

Meeting Minutes

(Meeting held as a Conference Call)

Call to Order

RFHOA President, Doug Wroblewski, called the meeting to order at 6:35pm.

Roll Call

RFHOA Treasurer, Larry Page, noted that there were 17 properties represented on the meeting conference call: 16 present, and 1 proxy. (The count shown here reflects updated numbers to account for late arrivals.) There were not enough attendees to establish a quorum; no voting could take place. (35 properties need to be represented at a meeting for a quorum.)

Old Business

Review Income and Expenses from 2019/2020

- RFHOA Treasurer, Larry Page, reviewed expenses, and the budget. Our overall expenses were down slightly the past year leaving our net worth approximately \$1,750 more than this time last year. Some unexpected costs were for the removal of a couple of dead shrubs on two of the cul-de-sacs and a replacement compressor for the aerator on the main pond.
- All details of paid invoices as well as bank statements for the past year are available for review.

Review Budget for 2020/2021

- Our Budget for the next 12-months remains roughly the same with a bit added for website maintenance.
- Donna Cronce, an ex-neighborhood resident and the original website developer, has graciously accepted the role of site administrator and will do minor maintenance at minimal cost for the time being. Thank you, Donna!
- This year we will be performing our biennial (every other year) cul-de-sac update.

Miscellaneous

- The Board has now have signed on with an attorney who met with the board pro-bono last fall and provided guidance on some of our questions. It is hopeful, as stated every year, that the few dollars budgeted for legal fees are not needed.
- There are 5 new residents within Rolling Fields over the past 12 months.
- There have been 30 email and/or phone number changes over the past 12 months. A reminder to all: Please be sure to update the Board promptly with email and phone number changes so the Board is able to contact everyone in the best way when necessary. Thank you for your cooperation in this.

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Bylaws – Proposed Changes

- Proposed Changes (No vote held):
 - **Article I, Section 2, Office, and Mailing Address:** Change to read “shall be located at Post Office Box 085592, Racine, WI 53408”
 - **Article III, Section 1, Annual Meetings:** Change the annual meeting date from the second Saturday in June to the second Wednesday in June.
 - **Article V, Section 4, Default in Payment of Assessments:** Change the maintenance lien filing location to the Clerk of Courts for Racine County.
 - **Article VII, Section 1 Adoption of Fiscal Year:** Change the fiscal year to begin on the first day of June and end on the last day of May of each year.
- **Note:** We were unable to vote on changes due to lack of a quorum in attendance. These proposed changes will be again presented at a future meeting.

New Business

Try virtual meeting again

- It was proposed and discussed that a virtual meeting be considered again in the future. It was recommended that a reminder notice via email be sent one or two days ahead of time.

Signage

- Questions were asked regarding past interest and efforts toward subdivision signage. Summary: There was not enough support years ago. There was much discussion during the meeting for exploring options and feasibility of signage. Karen Dabalak agreed to gather some price estimates and options, and will share them with the Board. The Board will then review the information and determine next steps.

Outlot ideas

- Questions were asked about enhancements or a garden on the outlot at Emmertsen and Deerfield. While there are no current plans, the Board is open to ideas being suggested. These ideas could be separate of or in association with subdivision signage.

Contractor options for home construction addition

- Question was asked regarding the construction of a home addition with a contractor other than Mastercraft. The RFHOA President noted the Bylaws require that Mastercraft is to be the builder for new construction. However, contractor requirements for an addition to a home are not clearly stated in the Bylaws. (A homeowner did add on last year with a contractor other than Mastercraft).

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Work vehicles/trailers in the street

- Questions were asked regarding work vehicles and trailers in the street versus driveways. Summary: Our inherited Covenant prohibits them in driveways; Mount Pleasant ordinance allow them in street at least part of the year. Discussion during the meeting included comments against and in support of parking in driveways rather than the street. The RFHOA President noted the Covenant could be changed by a majority vote during a meeting at which there was a quorum.

Streetlights/Coach lamps

- Questions were asked regarding past efforts toward street lighting. Summary: There was not enough support. Some lights had been tested as a pilot several years ago. Minimal feedback was received; there were more “no” than “yes” votes.
- A suggestion was presented to explore placement of coach lamps throughout the subdivision. After some discussion, cost for this is expected to be prohibitive. There was then some renewed discussion for streetlights. No next steps discussed.

Adjourn Meeting

The RFHOA President adjourned the meeting at 7:30.