

Rolling Fields Homeowners' Association (RFHOA) Annual General Meeting

6/09/2021

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 Secretary, John Brewer, noted that there were 18 properties represented on the meeting conference call: 14 present, and 4 proxies. 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 2020/2021

- RFHOA Treasurer, Larry Page, reviewed expenses, and the budget.
 - Association Insurance stayed the same at \$1,498.
 - PO Box rental went from \$106 in 2020 to \$134 in 2021.
 - DNR Permit and Filing Fee went from \$105 to \$170.
 - Maintenance of ponds, cul-de-sacs was roughly \$1,000 less in 2020 although not all invoices were available at statement time. Bryan Jennings has been doing a great job the past two years with managing the pond at Emmertsen and Northwestern Avenue and saving the association the fees of a professional maintenance company.
 - Overall, our checking and savings balance is \$3,000 higher than last year at this time.
- All details of paid invoices as well as bank statements for the past year are available for review.

Review Budget for 2021/2022

- Our Budget for the next 12-months has remained similar to last year's budget.

Miscellaneous

- Only one home was sold in the past twelve months and that was in June 2020. Welcome to the neighborhood, Donte and Kristine Cosey.
- Reminder: Please be sure to keep the Board updated with your current email and phone number. Thank you for your cooperation in this.

Bylaws – Proposed Changes

- Proposed Changes (No vote held; Bylaws require 69 homeowners represented for a vote):
 - **Article I, Section 2, Office, and Mailing Address:** Change to read "shall be located at Post Office Box 085592, Racine, WI 53408"

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- **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

Signage

- Subdivision entrance signage received more interest at this year's meeting. (Only limited information was gathered and provided to the Board following last year's meeting.) The Board shared one possible solution recently explored by them; cost is in the \$4000-5000 range. The Board will take lead on exploring additional options and will present them back to homeowners later this summer.

Outlot and Cul-de-sac Maintenance

- For this year two of our cul-de-sacs will be maintained by a lawncare company. Recently, it has been a challenge to find homeowners willing to take on this maintenance role in lieu of paying the annual association fee. It was discussed that some of the cul-de-sacs are maintained to lesser degree than others. It was then proposed that the Board explore bids for maintenance of all the cul-de-sacs. The Board agrees and will pursue bids. It was noted that this may require an increase in annual fees for homeowners. The Board will provide an update to homeowners later this summer regarding maintenance plans and any impact on annual fees going forward.

Speeding

- Concerns raised by multiple homeowners regarding speeding in the subdivision; particularly on Rolling Fields Drive and Deerfield Rd.
- RFHOA Board agreed to follow-up with Mount Pleasant: provide awareness about speeding to police and request they monitor the situation. Board also agreed to send communication to our residents to provide update on actions being taken by the Board, and to provide reminder to watch their speed.

Adjourn Meeting

The RFHOA President adjourned the meeting at 7:35.