

Rolling Fields Homeowners' Association (RFHOA) Annual General Meeting

6/12/2024

Meeting Minutes

Call to Order

- RFHOA Interim President, Gina Cefalu-Paulick, called the meeting to order at 7:00pm.

Roll Call

- RFHOA Secretary, John Brewer, noted that there were 13 properties represented at the meeting via presence and proxy. 35 properties need to be represented at a meeting to establish a quorum for voting.
- A suggestion made that the Board consider hybrid meetings (i.e., in person and Zoom call) to increase attendance.

Review Financials from 2023/2024 and Budget for 2024/2025

- RFHOA Treasurer, Larry Page, reviewed income and expenses. Expenses were slightly higher than expected due to needed work on cul-de-sac maintenance. Larry stated we have always come in under budget or very close to it.
- Larry will be transitioning the books/expenses to John to review.
- All details of paid invoices as well as bank statements for the past year are available for others to review.
- The budget for the next 12 months is a little lower than last year's budget due to slightly lower anticipated cul-de-sac maintenance cost.
- The need to dredge the large pond is estimated to be 10 years from now. It is recommended not to wait that long. The need to assess the state of the other two ponds was also discussed. Some funds have accumulated during years when income was slightly higher than expenses. These dollars will help offset some of the cost of dredging when the need arises.

Election of Board Members

- Interim President, Gina Cefalu-Paulick, received unanimous support from those attending to continue as President.
- Vice President/Treasurer, Larry Page, is retiring from the Board. We thank Larry for his many years of service to our HOA.
- Current Secretary, John Brewer, will shift roles from Secretary to Treasurer. Larry will work with John from smooth transition. John received unanimous support from those attending to take on the Treasurer position.
- Donna Udell will take on the Secretary position. John will work with Donna for a smooth transition. Donna received unanimous support from those attending to take on the Secretary position.

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- There are two more positions available VP and Member at Large for others that would like to join the board.
- No one was identified for the Vice President or Member-at-large positions. The Board will decide how to proceed with those positions.

Covenants, Conditions and Restrictions (fences, storage, etc)

- It was discussed that the Covenant lacks clear guidelines for matters such as types of fencing permitted, where personal/household items can be stored on the property, and what constitutes proper “upkeep” of the property. As a result, Our Architectural Control Committee (ACC) is limited in its ability apply any standards to the requests they receive.
- The ACC will draft recommended changes to the Covenant on these topics. These recommendations to be shared with the association for feedback and later a vote.

ACC Report

- Paul Huber reported the following count of ACC approval requests handled:
 - 2024 – 2 (thru May); 2023 – 10; 2022 – 5; 2021 – 5; 2020 – 2; 2019 – 11

Subdivision Signage

- Trey Salsbury proposed revisiting the addition of subdivision signage. He volunteered to refresh/continue the prior research. John Brewer will share that information with him.
- The Board will review the updated research/recommendations and report back to the association for feedback and possibly a vote.

Outlot Usage

- Bryan Jennings proposed that the outlot be developed as a welcoming area with park bench(es), play area, and/or bus-waiting shelter.
- The Board will discuss this to decide if further action will be considered in the near term.

Rolling Fields Community Facebook Group

It was noted that Denise Boeck manages a community Facebook group, [Rolling Fields Subdivision, Mt Pleasant, WI](#). However, many residents do not know about it. Please consider joining.

- Note: this Facebook group is for community sharing. Issues or concerns to be addressed with the HOA Board should be taken directly to Board members via phone, email, or in person, rather than through this Facebook group.

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BBQ Potluck Picnic Idea

- Holding a subdivision picnic this summer was presented. Limited discussion was had. A follow-up question will be mailed to the association for future consideration.

HOA Communications – US Mail and/or Email

- Discussed the use of email versus US Mail. This year sent annual meeting announcement, budget and invoice via email where possible, US Mail to the rest. The Board will be sure to send the invoice via US Mail to all those who want to receive it that way.

Neighborhood Garage Sale

- The Garage Sale will be August 2nd and 3rd from 8am to 4pm.
- Looking for a volunteer to help coordinate/promote the sale on social media.

Adjourn Meeting

- The RFHOA President adjourned the meeting at 8:28pm.