

Rolling Fields Homeowners Association (RFHOA)

Annual General Meeting

6/11/25

Meeting Minutes

CALL TO ORDER

- RFHOA President Gina Cefalu-Paulick, called the meeting to order at 6:30 PM

ROLL CALL

- RFHOA Secretary Donna Udell recorded 12 properties were represented at the meeting. 35 properties are needed to be represented to establish a quorum for voting.

REVIEW OF FINANCIALS FROM 2024/25 and Budget for 2025/26

- RFHOA Treasurer, John Brewer, reviewed income and expenses.
- Little budget change, some items brought up included expenses for Website Maintenance, based on a previous payment to GoDaddy, and for ponds services (licensing fees and to rebuild a compressor} and misc. to be set aside for subdivision rummage sale or legal fees.
- There is an investment in a \$5K/9 month 3.5% CD for some added income.
- Plan is to keep on course and stay on \$15K budget,

New Officer Introductions

- Brian Jennings was introduced as a new Member at Large for Ponds. His role is helping with the subdivision pond maintenance and coordination with the contracted company. He gave a summary of the subdivision ponds noting the large pond is recreational with fish stock and that it requires treatment supplies every few weeks. The balance of ponds are two smaller ponds for storm water

retention and a 4th dry pond that was let go to cattails. None of the ponds have been dredged to date.

Architectural Control Committee Report

- **Paul Huber reported the following requests made and approved**
- **5 2022; 10 2023; 2 2024 and 1 to date 2025**

New Business

- **BBQ Potluck for Summer – Briefly discussed This may be put up again for further discussion or future survey question.**
- **Garage Sale for 2025 - Neighbors can feel free to have a sale when most convenient for them this year. It is typically the first weekend of August but a suggestion was made to coordinate in future with some of the adjacent neighborhood sales – Jamestown or Rosemary Lane areas to get more traffic. The usual weekend has been low participation. A survey was suggested to establish other date options for 2026 once more information with other neighborhoods is available.**

New Business/Other & Old Business Items

- **Covenants, Conditions & Restrictions – Paul Huber (ACC) will put together an exterior list with guidelines similar to the Fencing Guidelines last year that will be shared with the association for feedback.**
- **Subdivision Signage – Nothing under consideration at this time due to cost. Possibly may do a future survey on this for any other options.**
- **HOA Communications – Last year Gina and Jean worked together to advise title companies to include our HOA contact and fee information in the closing documentation to new homeowners so they aware of the \$150 yearly fee and**

HOA guidelines. This will also help the Association obtain new contact information to keep the Master Homeowner Listing current. Gina also follows up with welcoming new homeowners and extends an invite to join the neighborhood Bunco Group which meets monthly.

- **It was also noted that from a recent foreclosure procedure the Association was notified there is a filing deadline to recoup past dues owed. This led to \$350 in missed dues collected.**
- **This year a follow-up email was sent to the subdivision in addition to the Annual Meeting mailer as a reminder for the invite and dues collection, which can be brought to the meeting or sent in the mail. Other forms of payment were brought up to possibly replace the current letter mailing, with email and possible website notifications to be investigated.**
- **Rolling Fields Community Facebook Page – One attendee asked about access to the page and Gina advised that it is administered privately by a resident in the Subdivision and that homeowners will need to go through the administrator to join.**

The RFHOA President adjourned the meeting at 7:00 PM