

# WIND MEADOWS CORPORATION ANNUAL REPORT YEAR 2020

The Wind Meadows Corporation (WMC) was created in 1975 as a non-profit Homeowners Association to own and maintain the Open Spaces in the Wind Meadows (WM) area; to own, maintain and operate the Leisure Center and its facilities; to exert architectural control over all buildings, sites, and land within WM; and to establish and administer the budgetary, financial, and operational procedures and functions required to carry out and pay for services rendered to residents. The WMC is divided into financially separate Parcel Service Areas (PSA) for representation on the Board of Directors and for delivery of specified services. All WM residents share in the rights, privileges, and obligations of ownership in a community intentionally structured to build and sustain excellence in environment, economic stability, and aesthetic values.

It is the ongoing goal of the WMC Board to ensure that all residents continue to experience a superior living environment.

## **2020 Board of Directors**

PSA I Debie Truckey  
PSA I Maneeka Decker  
PSA II Jim Kroll (Vice President)  
PSA III Joe Maurer  
PSA IV Dan Naughton  
PSA IV Linda Johnson (Secretary)  
PSA IV John Brashaw (resigned mid-term)  
PSA IV Julia Oas (appointed mid-term)  
PSA V Margaret Fliss (Treasurer)  
PSA VI Joe Fox  
PSA VII Sam Duchac (resigned mid-term)  
PSA VII Katie White (appointed mid-term)  
PSA VIII Bob Randleman (President)

## **The major PSA projects that were completed in 2020 include:**

PSA I: the completion of deferred building maintenance work & the resolution of drainage issues  
PSA II: the completion of deferred building maintenance work & crack filling/sealcoating project  
PSA III: the completion of deferred building maintenance work & several chimney/roof leak repairs  
PSA IV: the completion of dead tree & stump removals in several common areas & preparation for restoration of the Greenwood and Sandalwood common area.  
PSA V: the completion of carpentry work and sealcoating project  
PSA VI: the completion of deferred building maintenance & phase one of a building painting project  
PSA VII: an upgrade to the common area on Sprucewood Court  
PSA VIII: front walk replacement project, front walk mud jacking project and a drainage project

## **Leisure Center:**

The 2020 pool usage had 4,100 recorded visits, which includes the adult aquacise class. WMC members and their guests enjoyed 12 scheduled parties at the Leisure Center Clubhouse. The onsite office closed in March 2020 due to COVID-19 restrictions and risks to staff and members. The onsite office remains closed as the need to operate from the onsite location throughout the year became unnecessary. Our project manager operates from the management company office at 6939 Mariner Drive, Racine, WI 53406 and can be reached by phone at 262-639-8974 or email at [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com).

## **Committees:**

***Architectural Review Committee (ARC):*** The Architectural Review Committee (ARC) was selected in March 2019 (2-year term); Chairperson Carol Riekema (PSA I), Claudia Simonson (PSA II), Lance Raichert (PSA II), Pat Smith (PSA III), Kim Zleavor (PSA IV), Cary Anastasio (PSA VI) and Anne Stoltenberg (PSA VII) received eighty-three (83) requests for exterior changes to homes and/or landscaping in 2020, of which eighty-two (80) were approved. This indicates that our homeowners are updating their yards and homes to keep Wind Meadows an exceptional community. ARC Chairperson, Carol Riekema, along with the ARC members, follow the WMC Guidelines, Rules and Regulations to process homeowner ARC requests and ensure fair and equitable treatment. The ARC serves an important control function that provides protection of WMC property values. It is not an easy task and requires considerable time by our ARC volunteers.

***Elections Committee:*** The Elections Committee was selected in November 2020 (1-year term); Chairperson, Anne Stoltenberg, Brenda Trumbauer, John Brashaw, Ellen Peters, and Claudia Simonson. The Elections Committee shall have the responsibility to determine the eligibility of candidates for office and the eligibility of voters to vote; to supervise elections; and to authenticate the results thereof, all in accordance with the Bylaws. Members of the Elections Committee shall serve for a one-year term or until their successors are appointed.

***Leisure Center Committee (LCC):*** The Leisure Center Committee (LCC) was selected in April 2020 (2-year term); Chairperson, Kate Maurer (PSA III-2021), Jeannine Nelson (PSA I-2021), Mary Chovan (PSA II-2022), Lynn Edmunds (PSA IV-2022), Margaret Fliss (PSA V-2021), Patricia Anastasio (PSA VI-2022), Cheryl Brouillard (PSA VII-2021) and, Linda Schubring (PSA VIII-2022). The responsibility of the LCC is to advise the Board on the rules and regulations for the Leisure Center (LC); to advise on the operation and maintenance of the LC, to recommend improvements and programs for the LC and to perform such other duties as may be assigned by the Board.

***Audit Committee:*** The In-House Audit Committee was selected in November 2020; Courtney Leison, Ellen Peters, and Brenda Trumbauer. The Audit Committee shall serve until a formal report on the completed annual audit is made by the Audit Committee to the members of the Board. The duties of the Audit Committee shall be to receive and review any report of the certified public accountant upon completion of an audit of the books of the corporation, to submit a report on any audit to the members which shall be distributed to the members and to make recommendation to the Board for implementation of suggestions made by an outside auditor.

## **Other Committees**

The Board shall appoint such other committees it deems appropriate to carrying out its duties and responsibilities.

***Bylaws Committee:*** The Bylaws Committee consisting of Bob Randleman, Claudia Simonson, and Julia Oas is in the final stages of completing revision to the WMC bylaws. The finished product should be available for member approval in early 2021.

***Insurance Committee:*** The Insurance Committee was selected by the Board (1-year term), Chairperson, Jim Kroll, and Bob Randleman were selected to review master insurance policy bids when necessary.

***Guidelines, Rules and Regulations:*** The WMC Guidelines, Rules and Regulation Committee was selected by the Board; Jim Kroll, Debie Truckey and Margaret Fliss. The Committee met several times throughout the year with the goal to update the current document on file. The committee reported that their goal was to present an updated document for Board approval in January 2021.

## **Other Information:**

Our long-time onsite office manager, Renee Michna, retired in March 2020. Carrie Harbach was welcomed into the position in March, however, she worked from the management office, Washington Properties, Inc. (WPI), due to the pandemic. The onsite office remained closed to the public in 2020.

To receive our community monthly newsletter via e-mail or if your email address has changed, please contact the office at [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com) or call (262) 639-8974 with your contact information. You will receive the newsletter via e-mail monthly. Your address will not be shared. If you do not have an email on file, the newsletter will be mailed to you per the decision made by the Board in February 2020. You will also find copies of the most current newsletter in the box outside of the Leisure Center at 101 Bayfield Drive. You can also find important information on our website at [windmeadows.org](http://windmeadows.org).

Additional information for the area can be found on the Village website at [windpoint.org](http://windpoint.org).

Due to COVID-19, the Annual WMC Picnic and the Annual Chili Cook-off were canceled this year.

Linda Johnson, President  
Wind Meadows Corporation