

WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, May 20, 2024 – 6:30 P.M.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, May 20, 2024, at 6:30 p.m. under notice given to the Directors following the Bylaws of the Association. The meeting was held at 101 Bayfield Ct, Racine, WI 53402 in person and via video/conference call through Zoom.

I. Call Meeting to Order, President

Claudia Simonson called the meeting to order at 6:30 p.m.

II. Roll Call, Secretary

The following directors were in attendance in person or via Zoom: Don Allen, Marci Boucher, Claudia Simonson, Mike Palazzola, Memo Fachino, Meg Richardson, Carmen Gaspero, Dan Crispin, Cary Anastasio, Katie White, and Bob Randleman. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

III. Discuss and motion for the April Board Meeting Minutes

The regular Board of Directors meeting minutes from April 2024 were reviewed. Bob Randleman made a motion to accept the minutes. Seconded by Katie White. The motion carried without dissent.

IV. Discuss and motion for the April 2024 Financial Statement Reports

The financial statements for April 2024 were presented and reviewed. Cary Anastasio shared his financial report. Dan Crispin made a motion to accept the financial statements. The motion was seconded by Bob Randleman and carried without dissent.

V. ARC Proposals

- A. 3 Beechwood Ct PSA 4
- B. 1 Deepwood Ct PSA 5
- C. 9 Ironwood Ct PSA 7
- D. 5 Shorewood Ct PSA 4
- E. 136 Lakefield Ct PSA 1
- F. 11 Cedarwood Ct PSA 4
- G. 3 Beechwood Ct PSA 4 (approved 5/14)
- H. 103 Woodfield Ct PSA 1
- I. 3 Greenwood Ct PSA 4

The ARC recommended approval of ARC requests A, B, C, E, F, and H, as presented. ARC request D had partial approval for the trampoline. ARC request G was previously approved by the Board. A motion was made by Dan Crispin and seconded by Bob Randleman to approve the change applications listed and carried out without dissent. Memo made a motion to deny request D, 5 Shorewood Court siding change but

approve the trampoline, Bob Randleman seconded the motion, and the motion was carried out without dissent.

VI. Committee Reports

A. Insurance Committee

1. Update on Corporate Insurance Policy. Bob Randleman gave an update on insurance. The board chose Greater New York Insurance Group, very similar to current insurance, the premium went up to \$150,000 vs \$95,000 and deductible of \$10,000 effective May 1, 2024-April 30, 2025.

B. Leisure Center Committee (LCC)

1. Update/Recommendations. Linda Johnson stated matching trash cans were donated to the leisure center. She also reported the sails for the sunshade are out of stock.
2. Clubhouse Events. The annual picnic was successful and the LCC proposes to keep holding the event with a cost of \$1,200. They will do two Trivia and Bingo events. Bob Randleman made a motion to approve \$1700 to put on the events and Dan Crispin seconded. The motion carried without dissent.
3. Grounds planning. The LCC proposed planting 16 plants for \$500, but not the spreading Juniper. They are to be replaced with slow-growing, low-maintenance plants. Marci Boucher made a motion and Don Allen seconded, and the motion carried with one dissent.
4. Pool Hours. Lastly, The LCC requested that the Board budget for weekend lifeguards for September 2025.

C. Pathway Committee

1. Update. Jim Kroll and Cary Anastasio have attended Village of Wind Point committee meetings to discuss shared costs or other options with the Village on the pathways. Carmen Gaspero has recently joined the committee as a Village Trustee.

VII. Motion to open the floor to the members.

Dan Crispin made a motion to open the floor to members and Carmen Gaspero seconded, which was carried without dissent. No comments were made by the residents.

VIII. Motion to close the floor to the members.

Memo Fachino made a motion to close the floor and Dan Crispin seconded, which was carried without dissent.

IX. Old Business

- A. Follow up on resident comments from the April 2024 Meeting
No comments were made at the April Meeting.

- B. Tennis Court update. Carrie Amos stated that she contacted Munson on May 5th, and they said they needed 5 days of dry weather to continue work.
- C. QR Code cost update. Carrie reported that WMC will move forward with setting up a QR code for the pool. The cost is \$2.41 per guest.
- D. ADA Update. Marci Boucher. Independence First conducted an ADA assessment of the parking lot and building and provided WMC with a 30-page report on the parking lot and the Leisure Center. The Board will review and discuss at a future meeting. Claudia discussed adding an ADA committee and the matter was tabled until a later meeting.
- E. Other Old Business. Carrie and Claudia emailed Bob Henzl, who responded that he is following up with the surveying company and will get back to us on the legal description.

X. New Business

- A. Other New Business. Recycling inside the Clubhouse. Carrie will add blue bags for recycling.

XI. Correspondence to Review

- A. Special Limited Membership Application (renewal). Dan Crispin made a motion to renew the application and Memo Fachino seconded. The motion carried without dissent.

XII. Motion to Adjourn

At 7:57 p.m., Bob Randleman made a motion to adjourn.