

# WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

January 21, 2020

The regular meeting of the WMC Board of Directors was held on Tuesday, January 21, 2020 in the upper level of the WMC Leisure Center, 101 Bayfield Drive pursuant to notice given to each Director in accordance with the Bylaws of the Corporation.

President Bob Randleman called the meeting to order at 6:00 pm. Present were Directors: John Brashaw, Dan Naughton, Linda Johnson, Margaret Fliss, Debie Truckey, Joe Fox, Sam Duchac, Joe Mauer and Maneeka Decker. Also present were Washington Properties representatives TJ Orth and Carrie Harbach. Architectural Review Committee members Carol Riekena and Claudia Simonsen were in attendance.

Jim Kroll made a motion to appoint Carol Riekena as a temporary Election Chairperson. Carol read the slate of candidates for election of Officers as follows: Bob Randelman, President, Jim Kroll, Vice President, Linda Johnson, Secretary and Margaret Fliss, Treasurer. After asking for any additional nominations and hearing none, a motion to approve the slate of offices was made by Bob Randleman and seconded by John Brashaw. Motion carried.

Motion to approve of the November 19, 2019 Board Meeting Minutes was made by Debie Truckey and seconded by Margaret Fliss. Motion carried.

## **Treasurers Report**

John Brashaw highlighted the November and December 2019 Financial Reports. Operating income monthly prepaids were over budget due to PSA 1, 3, 4, 6 and 7.

LC expenses were under budget due to lower use of staffing and maintenance of the pool due to weather. Security expense under budget due to elimination of WM security guard.

Administrative expenses were over budget in the areas of streetlight (globes) and attorney bills, however, under budget in property management expense due to fewer hours worked.

Special Assessment expenses totaled \$50,041 for November and December 2019 for tree removal in various PSA's.

Capital Expense for the Leisure Center includes \$6,306 to Limb Walkers for the removal of 12 ash trees near the pond behind Lakewood Drive.

Motion by Joe Fox to approve the financial statements for November and December and seconded by Margaret Fliss. Motion carried.

## **Site Manager Report**

Bob Randelman announced new appointments to the board: Maneeka Decker, PSA1 and Joe Mauer, PSA 3. Bob also welcomed incumbents John Brashaw and Linda Johnson, PSA 4 back to the Board.

There are currently three delinquencies of monthly assessments. Late fee notices have been mailed.

There has been a total of 462 trees removed in 2019.

### **Architectural Review Committee (ARC)**

President Bob Randleman presented the ARC requests as follows:

87 Woodfield Ct has appealed the Board's denial of a gate addition at the corner of her deck. After some discussion it was decided that Debie Truckey will approach the home owner for further information. This item is tabled until the February meeting

94 Woodfield Ct. request for a satellite dish. ARC suggests it be placed on the rear of the house. Motion to approve by Bob Randleman and seconded by Jim Kroll. Motion carried.

115 Woodfield Ct request to landscape their backyard. Plans reviewed. Homeowner would be responsible for any future foundation water seepage. Motion to approve made by Debie Truckey and seconded by Margaret Fliss. Motion carried.

34 & 35 Stonewood Ct. Removal of locust and birch trees. Jim Kroll made a motion to approve and seconded by Linda Johnson. Motion carried.

3 Redwood Ct. Backyard landscaping. ARC suggesting homeowner restore any damaged area of common ground. Motion to approve by Jim Kroll and seconded by Debie Truckey. Motion carried.

4253 Lake Meadow Drive. Removal of two dead ash trees. Motion to approve by Jim Kroll and seconded by Dan Naughton. Motion carried.

### **Old Business**

The Board of Directors approved the 2020 Budget at the November 19, 2019 meeting and a copy was sent to all residents on November 20, 2019. Having received no homeowner objections, the 2020 budget is approved.

Committee Reports: Leisure Center: Jim Kroll reviewed the updates to the club house. A future committee will be formed. This committee will look at the Leisure Center, Pool area, Tennis courts and surrounding grounds. New coded security lock system has been installed on the Leisure Center doors. Bylaws Committee: Bob Randleman, Claudia Simonson and Gary Lipor agreed upon changes to our current bylaws with the help of attorney Bob Henzel. The proposed bylaws will be presented to membership at tonight's Annual Meeting. Rules and Regulations Committee: Jim Kroll, Debie Truckey and Margaret Fliss will meet once the proposed bylaws are approved.

9 Sprucewood. Resolution. Board members were presented with the letter sent to the homeowner by President Bob Randleman.

### **New Business**

124 E. Parkfield Ct. renters of the condo are requesting a therapy dog. Current rules and regulations do not allow renters to have pets. This rule will be reviewed by the Rules and Regulation Committee. Motion to approve was made by Dan Naughton and seconded by John Brashaw. Motion carried.

With no further business presented, the meeting was adjourned at 6:38 pm.

Respectfully submitted,

Linda Johnson,

WMC Board Secretary