

**Wind Meadows Corporation (“WMC”) Board Meeting**  
**June 21, 2021,**  
**Minutes**

**Call meeting to order:** President Linda Johnson called the meeting to order at 7:00 pm. Zoom capabilities were present to allow people to participate from home, although the meeting was held at the WMC Leisure center.

**Director Roll Call:** PSA I- Debie Truckey present, Gerry Lipor, present, PSA II- Claudia Simonson, present, PSA III- Joe Maurer, not present, but called in later, PSA IV- Linda Johnson, Memo Fachino, Julia Oas, all present, PSA V- Dan Crispin, present, PSA VI- Cary Anastasio, present, PSA VII- Katie White, present, PSA VIII- Bob Randleman, not present

**Villas of Wind Point Easement:** Ray Leffler and Nancy Washburn attended the meeting to talk about tapping into Wind Point’s sewer system through an easement of WMC out lots. As background, they stated that they had been working towards redeveloping the Wind Point School property. The concept plan included preliminary storm water and pond shaping. Zoning is in place. They plan two-unit condominiums for the Villas of Wind Point. They now need to plan the preliminary condo plat and its out lots. They brought in an engineer to design sanitary sewer. What the engineering has shown is that the flow of sewer for the Villas of Wind Point is anticipated to be less than what the school produced. In the Village of Wind Point, Caledonia Utility District manages the sanitary sewer.

Ray Leffler and Nancy Washburn looked at the existing sanitary sewer in Jonsue Lane. To make that sewer work, the ponds would have to work also. They would have to build up the condos very high to make the sewer and pond work if they use the Jonsue area as the sanitary sewer for the planned development.

They also looked at the possibility of running a lateral from the school site through an existing property to 4- mile. They used a video link, inserted video along the sewer, ran it through that residential homeowner’s property and found that it was a 6-inch tile system. This option is not viable because it would not allow a sewer built to today’s specification, the pipe was too small, and the homeowner’s property is built over the lateral.

The other area considered was on 4-mile road. Under this option, the Villas of Wind Point sewer was proposed to run through the SC Johnson (SCJ) property (the Entomology Center), through the walking path and over to an existing main on SCJ’s property. Under this option, the developer would have had to raise the site over a foot and a half beyond what is being planned and add 9000 yards of material. So, the developers believe there would be a lot of activity under this option, and the option would require tree clearing and path replacement.

The third option involves Wind Meadow’s out lot. (See map distributed at meeting). Under the map that was presented, the red dots are manholes, and the purpose of a manhole is for utility maintenance. Under this option, the sewer line would run through the school property, under the pedestrian path and connect with the sewer of Wind Meadows along Lake Meadow Drive. They stated this option does not require either filler or tree removal. It would require replacement of the walking/bike path. Under this proposal, the developments would need an easement. Ray Leffler and Nancy Washburn sent this proposal over to Bob Lewy at the Caledonia Sewer Utility. Bob Lewy agreed with the proposal preliminarily, but he needed additional information including easements, before approving it.

As a fourth alternative, the developer went to a private sewer company and thought about an e-system, rather than a sewer system. Sewer is gravity flow, and an e-system would need to use a grinder and pump. They explained that this was not a preferred system. When the developers sent it to Bob Lewy, he told them that Caledonia Utility District would not maintain the e-system and that the Villas would have to maintain it as it would be considered a private system. The developer deems this option as not preferred,

The developer's preferred option is the third one. Under this option, the next steps would be to determine how to obtain an easement, including determining, what the uses of are permitted for WMC out lot and whether it would be an allowable use.

The floor was opened for questions.

We generally need five feet of cover of a pipe. The school has only 3.5 feet.

Linda Johnson asked them whether they had had any negative impacts of past projects? Ray answered no.

Joe Maurer asked about the difference between a gravity fed system vs. the e-system pumps. Could you do a gravity feeds system without needing approval of Wind Meadows? They answered, they could do the e-system and by raising the grade. They need five feet to cover the pipe and the school has only 3.5 feet. So, it would require a lot of dirt to increase of grade.

Julia Oas asked what the water capacity of the site and whether there was any concern about sewer backups. She noted that in the past couple of years we have had 100-year rain. The developers explained that the drainage of the field will be through a culvert in the ground and a basin will be built to capture the water. As far as sanitary sewer we will put the same standards as required by the specifications. Back up of sewers has happened in Racine, but those failures were the result of lack of attenuation stations to help alleviate the issues. However, they stated that while it was unlikely, there was no way they can guarantee no issues.

The sanitary system is a closed system. Any infiltration is based on leaks in the system and pipes. The key to the closed system is no leaks from the system. They also explained that the study showed that the school had a sewer load than the load anticipated from the proposed condos. The sanitary survey measured it by the gallon and showed that the school had nearly twice as much flow as the flow anticipated by the condos. They also stated that the Jonsue sewer had capacity but was only 3.5 feet deep, which would require raising the condo grounds, which was not a viable, or attractive, option to the developers (or future homeowners).

Joe Maurer asked how long will the project take? Joe also asked whether the developers could guarantee that it will not interrupt service of the Wind Meadows homeowners. They responded that it would be likely a week or two. Because tapping into an existing sewer, they assured the Board that there will be no disruption of the service to the Wind Meadow's residents.

Linda Johnson stated that there might be additional questions and tabled any decision on this until we are able to submit questions to Linda and Linda will send them to Nancy Washburn and Ray Leffler. The developer asked for a timeline from us, and we will decide going forward. We will look at covenants and determine whether we have the authority.

**Approval of the May 2021 WMC Board Meeting Minutes.** Dan Crispin moved to accept the May 2021 minutes and Gerry Lipor seconded the motion. Motion passed.

**Approval of the May 2021 Financials and Treasurer's Report:** Cary Anastasio presented the Treasurer's report

WMC ended the month with a positive net income of \$21,000, over budget by \$30,000

There were variances from budget:

Income was over budget \$4440 due to a special assessment for PSA VI, for painting.

We also had transfer fees of \$1600, which was unanticipated income.

Insurance of \$4000 variance over budget. But insurance will be doubled next month due to the new insurance policy.

Common area under budget, \$1489, for similar reasons.

Leisure center budget is under budget, \$7882, due to not having guards in May but budgeting for them.  
Pool repairs/maintenance of \$3000, under budget, but the heater was replaced but that will come next month.  
Pool suppliers over budget \$1300.  
Administrative expenses \$1750 under budget, due to management expense.  
Reserve net income of \$8900 and no capital expenses, but the building and grounds maintenance and insurance will catch up to us.

Debie Truckey made a motion to approve the financials and the report. Memo Fachino seconded the motion. Motion passed.

#### **ARC Proposals:**

Linda Johnson said the change applications for 3 Cedarwood Ct, 6 Birchwood Ct (landscaping), and 6 Birchwood (cement), were already approved. The change applications for 123 W Campus Ct, 124 W Campus Ct, 9 Greenwood Ct, 10 Pinewood Ct and, 10 Sprucewood Ct, are seeking Board approval. Dan Crispin asked whether the ARC had already approved these proposals. ARC chairman said that 123 W Campus Ct was not approved, and 124 W Campus Ct was a split vote. Proposal 124 W Campus Ct, skylights, there were 5 yes and 2 no votes from the ARC per Carrie and director's comments regarding approval were if the placement of the skylights are allowed to be in the front per the new policy, then both directors would allow per the policy. Carrie recorded ARC approved, and director(s) approval. Linda Johnson asked if skylights are allowed in front. Carrie explained that the newly adopted policy states that placement of skylights shall be on the back of the unit, but placement will be considered on a case-by-case basis. Change application 123 W Campus Ct, the owner already removed weeds and such from the common area and wanted to seed it with grass. Carrie made a mistake, this proposal should not have been on the agenda and should be tabled, because no ARC decision had been finalized. The Burwells' change application was mistakenly left off the agenda. Carrie will send their application for Board approval via email. Claudia Simonson moved to approve all change applications including the skylight request for 124 W. Campus Court, with exception of 123 W Campus Ct which will be revisited next month. Linda Johnson seconded motion. Motion passed.

#### **Floor open for Public Comment:**

Mary Chovan commented about "unreliable Reliable." Mary wants us to teach Reliable how to take care of the lawns because it looks terrible. She does not feel we are getting what we pay. As to her view of the Villas of Wind Point, maybe they should not build there and that would solve their sewer problem.

Kathy Gueldenzopf commented on Deepwood Drive (on the side of it – not where they are going to build) trees. She stated that dead trees exist that need to be removed by the village. Linda Johnson offered to talk to Wind Point Village manager. Kathy also asked what account is transfer fees going into? Linda Johnson answered that they are going towards the capital improvements fund. Kathy also thanked the Leisure committee for the bike racks.

Kate Maurer: Wanted to talk but lost connection so she was not present.

#### **Old Business:**

Manager's report/Task List: Dan Crispin asked where we are on the insurance list. Carrie stated that she has filled out forms so that they can give us a quote. She expects it soon and a matter of time.

Leisure Committee Center: Deck Box and Stools Reimbursement: The Leisure Center Committee chair asked approval for reimbursement to Kate Maurer for her purchase of a new deck box and two step stools for the kids so they could wash their hands. Dan Crispin moved to reimburse Kate Maurer \$146.10, and Linda Johnson seconded the motion. Motion passed.

Punch Card for Pool: The Board packet included an example of a punch card. \$21.00 for 10 punches. The Leisure Center Committee was not in favor of instituting this option because they felt that the lifeguards would not be able to punch the cards and focus on the pool. So, the Leisure Center Committee asked for Board input on how they could implement it without distraction. Linda Johnson asked Carrie to put it on Linda's task list. Some suggested an honor system. The Board did not think that the honor system will work, citing already numerous examples where pool attendees were not honoring

the policies, such as signing in and paying for guests. Carrie sent out a reminder of the pool rules this past month to address some of these issues. Julia Oas suggested hiring lifeguard and one attendant to punch the card. The Y wants them to both be lifeguards. Memo suggested an electronic turn style allowing scanning. If we have ideas on how to do this, share with Linda.

Social Club usage contract: The Leisure Center Committee wants to allow social clubs to use the facility and proposed a contract that was in the Board packet. Claudia Simonson asked about the social club and social/club distinction. Claudia also asked for clarity in the contract regarding termination of a club member or the club if there are violations. Claudia also asked what was the difference between this proposed contract and the regular clubhouse contract? The Chair responded that they are different because this contract is for social clubs not for a personal/private party clubhouse event. The chair also commented that Carrie had recommended that there be separate contracts not an electronic contract. Katie White asked for clarification on non-resident usage. If non-residents are attending, then residents must use the regular clubhouse contract. Julia Oas asked about "political" and its meaning. The answer was that it was not just a political party, but issues, or special interest groups would be part of the "political." Debie Truckey made a motion to accept the contract with the changes. Memo Fachino seconded the motion. Motion passed.

Freezer Chest and Ice Cream: The Leisure Center Committee recommends buying a freezer and stocking it with \$20 worth of ice cream. Claudia Simonson asked what about it running out during a long weekend and who would be restocking it on Saturday or Sunday. Carrie said we would stock it once a week. The people would pay on an honor system. The Board discussed the likelihood of people cheating and stealing and even with that risk, the members of the board thought it might be a good idea. Linda Johnson asked whether we could get an ice cream machine? We could investigate it. Memo Fachino preferred the freezer idea, rather than the ice cream machine and more "neighborly." Katie White said she would envision kids clearing it out and the kids not being able to participate because parents do not want them to be part of the ice cream. She was suggesting this could be a problem. Debie Truckey moved to approve the \$200 freezer and stock it and research a vending machine option for the future. Dan Crispin seconded the motion. Motion passed.

LEISURE CENTER SURVEY: Linda Johnson reported that hot topics from the survey was kayak rack, tennis court fees and a gym. Leisure Center Committee will look at these going forward.

#### **New Business:**

Parking Lot Resurfacing: The WMC budget has \$3000 allocated for resurfacing the Leisure Center parking lot. We had three proposals in the Board packet. Carrie thought all three contractors were great. Julia Oas made a motion to accept the B & G Asphalt sealcoating proposal for a sum of \$2715. Linda Johnson seconded the motion. Motion passed.

Leisure Center Picnic Center: In connection with removing the large yews around the Leisure Center, Linda Johnson noticed pea gravel and a picnic table. She thought it was an ideal spot for picnic area for events. So, when Dresen came for the removal, Linda Johnson and Carrie asked for a quote to create a simple, clean version of what already exists. Dresen came in with a high estimate, and he came down. Julia Oas asked whether we are required to get three quotes? Carrie was open to alternatives, but she has not been successful at getting multiple quotes. Memo Fachino asked whether the quote included picnic tables, and the answer was no. Claudia Simonson did not care for the boulder edge and Linda Johnson suggested that we change that border to commercial edging. Julia Oas moved to accept the Dresen proposal with the amendment to remove the boulder edging and add commercial-grade edging to not exceed \$5,276. Motion was seconded by Linda Johnson. Motion passed.

Other New Business: Memo Fachino asked about pool closing and opening policy and procedures. Who has the authority to close the pool? According to Carrie, the YMCA makes the call. Memo Fachino also asked who gets the authorization to open it back? Carrie said lightening will mean the pool to be closed. Lifeguards are remaining if there is a passing storm. They go back out and open the pool after it passes. Claudia Simonson said the pool rules and regulations said it was the site manager who made the decisions, so that is inconsistent with what Carrie just communicated. So, the rules and regulations need to be changed. Guest fees from the pool will be considered income for the Leisure Center budget. Memo Fachino

asked for clarification on commercial food/ice cream trucks on Leisure Center property and the streets of Wind Meadows. Linda Johnson said that if there is a private truck that wants to come to the Leisure Center parking lot, then the vender must ask for permission. If it is in the streets, it is not a WMC. Memo also asked about the open area by the pool and whether there will be activities for that area? Linda Johnson said she would like to address it next year.

Julia Oas moved to adjourn at 8:54 pm.

Respectfully submitted,

Julia A. Oas

Wind Meadows Corporation Secretary.