

WIND MEADOWS CORPORATION ANNUAL REPORT YEAR 2022

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.

2022 Board of Directors-we thank each of you for volunteering for your community in this capacity

PSA I Debie Truckey-President

PSA I Don Allen

PSA II Claudia Simonson-Secretary

PSA III Mike Palazzola

PSA IV Memo Fachino

PSA IV Jackie Kelble

PSA IV Jessica Mazurkiewicz

PSA V Dan Crispin

PSA VI Cary Anastasio-Treasurer

PSA VII Katie White

PSA VIII Bob Randleman-Vice President

PSA Projects Completed in 2022 include:

PSA I: completion of replacement walkways on two of the ten courts, the crawling insect treatment program, and completion of all building and grounds maintenance

PSA II: completion of all regular exterior maintenance

PSA III: completion of building and grounds maintenance, including preventative tree trimming work.

PSA IV: completion of tree removal and/or trimming along Lake Meadow Drive.

PSA V: completion of building and grounds maintenance and the painting of all buildings

PSA VI: completion of building and grounds maintenance & phase two of a building painting project.

PSA VII: completion of repairs/replacement to the mailbox station on Lake Meadow Drive, and tree trimming work on two of the court islands.

PSA VIII: completion of mulch installation, completion of all building and grounds maintenance and tree removals for future restoration

Association Happenings in 2022:

In November, the Board of Directors approved an increase in the property transfer fee. Each time a property is sold in Wind Meadows a \$600.00 transfer fee will be collected from the buyer by the title company during the closing of the sale. This fee shall be deposited by WMC into the Leisure Center/Common Area Capital Reserve Account. This is common practice throughout the US when common amenities are a part of an Association and are immediately available to a new homeowner. In 2022, \$3200.00 was deposited.

The 4th Annual WM Paddle and Picnic was held in August. This event allows the community to get together for a potluck-style lunch and try out their kayaking skills in Lake Meadow.

The 4th Annual WM Picnic was held in September with catered food and outdoor activities provided by the Association. A bouncy house and yard games were part of the fun. Thank you to all that attended and thank you to all those that helped organize and clean up after the event. Your help was appreciated.

The First Fall Festival was held in early November. The residents that attended this new event enjoyed the festivities very much. Thank you to the organizers and volunteers of this event.

The Annual Chili/Soup Cookoff was back this year. This too was a successful and fun event for the WMC residents that attended.

Leisure Center:

The 2022 pool usage report had 5398 recorded visits, which includes the adult aquacise class. WMC members and their guests enjoyed 42 scheduled parties, 27 club gatherings, and 21 Committee and/or Board meetings at the Leisure Center Clubhouse. The onsite office closed in March 2020 due to COVID-19 restrictions and risks to staff and members. In 2021, the onsite office remained closed as the need to operate from the onsite location throughout the year became unnecessary. Our project manager, Carrie Amos, works from the management company office at 6939 Mariner Drive, Racine, WI 53406 and can be reached by phone at 262-639-8974 or by email at wmc@w-p-inc.com.

Committees:

Architectural Review Committee (ARC): The Architectural Review Committee was selected in March 2022; Anne Stoltenberg (Chairperson), Carol Riekema, Kathy Gueldenzopf, Pat Smith, Kristina Nairn, Mary Ann Konsin, and Evan Thompson. The committee reviewed 60 change applications throughout 2022 for exterior changes to homes and/or landscaping. This shows that our homeowners are updating their yards and homes to keep Wind Meadows an exceptional community. The ARC serves an important control function that provides protection of WMC property values. It is not an easy task and requires considerable time from our ARC volunteers. The committee follows the WMC Guidelines, Rules, and Regulations to process homeowner ARC requests to ensure fair and equitable treatment and to make recommendations to the Board of Directors for each application. The ARC suggested and will be presenting Solar Panel application recommendations to the Board in 2023.

Leisure Center Committee (LCC): The Leisure Center Committee (LCC) was selected in March 2022 for a 2-year term; with Mary Chovan, Lynn Edmunds, and Linda Schubring departing, the Board welcomed Memo Fachino, Linda Johnson (Chairperson), and Gerry Lipor and continuing Don Allen Cheryl Brouillard, Margaret Fliss, and Sally Madden. With Memo and Cheryl resigning midterm, Sue Lange Pruitt and Carmen Gaspero came on board to help. The responsibility of the LCC is to recommend to the Board the rules and regulations for the Leisure Center (LC); to advise on the operation and maintenance of the LC, to recommend improvements and programs or events for the Corporation, and to perform such other duties as may be assigned by the Board.

Elections Committee: The Elections Committee was selected in November 2022 (1-year term); Anne Stoltenberg (Chairperson), Carol Riekema, Angie Burwell, Mare Wheeler, and Brenda Trumbauer. The Elections Committee has 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.

Other Committees

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

Insurance Committee: The Insurance Committee was selected by the Board for a one-year term, members, Jim Kroll, Bob Randleman, and Mike Palazzola were appointed in 2022 to review master insurance policy bids.

Bylaw/Guidelines, Rules, and Regulations Committee: Throughout the year, situations present that in turn require updates and/or revisions to the WM governing documents to be considered by the Board and/or Membership. Claudia Simonson and Bob Randleman were appointed to craft and present such changes in 2022.

Increase in Dues:

The dues increase throughout the community was a direct result of the highest inflation rate we have seen in 40 years. The cost of materials, shipping of materials, fuel increases, and competitive labor rates all contributed to a 5%-10% increase in monthly maintenance fees. The cost of insurance and utilities; water, sewer, and electricity for the Leisure Center amenities and the common area are included in these increases.

Important: To keep office supply costs low Wind Meadows prefers to send all communication by email. To receive all-important communications, please make sure your email is on file in the office. If your email address has changed, please contact the office at wmc@w-p-inc.com or call (262) 639-8974 with updated information. If you do not have an email on file, communications will be mailed to you per the decision made by the Board in February 2020. You can also find important information on the community website at windmeadows.org. More information about the area can be found on the Village of Wind Point website at windpoint.org.

Debie Truckey, President
Wind Meadows Corporation