

Wind Meadows Corporation
Board of Directors Meeting Minutes – February 19, 2024 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, February 19, 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 Drive, 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 6:31 p.m.

II. Roll Call

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, Cary Anastasio, Katie White, and Bob Randleman. Sydney Harbach of Washington Properties, Inc., project manager assistant for Wind Meadows was also present via Zoom. Dan Crispin was excused.

III. Board Meeting Minutes--placeholder

No minutes to present as January was the annual meeting.

IV. Financial Statement Reports

The financial statements for January 2024 were presented and reviewed. Cary Anastasio shared his financial report. Mike Palazzola made a motion to accept the financial statements. The motion was seconded by Carmen Gaspero and carried without dissent.

VII. Architectural Review Committee (ARC) Proposals

The following change applications were discussed, two of which were previously approved by the Board by email upon recommendation of the ARC:

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|---------------------|----------------------------|
| A. 4 Ironwood Ct. | PSA VII |
| B. 5 Shorewood Ct. | PSA IV (approved 11/28/23) |
| C. 75 Woodfield Ct. | PSA I (approved 1/9/24) |

Memo Fachino made a motion to accept the 4 Ironwood ARC proposal and the motion was seconded by Cary Anastasio and carried without dissent.

VIII. Committee Reports

- A. LCC. Linda Johnson chair provided the LCC report:
1. The Leisure Center Committee (LCC) recommended that one or more disabled/handicapped parking spaces be created in the Leisure Center parking lot. The Board discussed the proposal and tabled the matter until the March Board meeting to conduct additional research on legal requirements.
 2. The LCC recommended that the lower-level usage contract be revised to

mirror the usage contract for the main level of the Leisure Center. The Board discussed the proposal, including the intended uses for the lower level and cleaning fees associated with the main and lower levels. The Board requested that the Leisure Center Committee revise the contract with their requested proposal and return it to the Board.

V. Open the floor to Members

Memo Fachino made a motion to open the floor to members and seconded by Mike Palazzo and carried without dissent. The following comments were brought to the floor during the open comment period:

- A. A resident of PSA III asked if the board/director could walk around their PSA and check the light bulbs for the post lights and garbage bin areas, and then let Carrie know if any need changing as there is a volunteer, Jim Kroll that will replace the bulb at no cost to the Corporation. This is for PSA I, II, III, VI, and VIII.
- B. A resident of PSA I asked if we could make the light bulbs consistent. Some are bright white, and some are yellow.

VI. Close the floor to members

With no further business brought to the floor by members, Memo Fachino made a motion to close the floor to members and seconded by Carmen Gaspero, the motion carried without dissent.

IX. Old Business

- A. Follow up on resident comments and Board inquiries:
 - 1. The Board responded to the comments and concerns made during the January annual meeting. These responses will also be published in the March WMC Newsletter.
 - a. One resident commented on the requirement in the declarations and bylaws for PSA committees. **Answer:** The declarations were drafted at a time when there was an expectation that Wind Meadows would be self-governing and would not contract with a management company. Thus, the PSA committees would conduct building maintenance inspections and propose regulations as well as advise on the budget. But WMC as it has evolved, has regulations that apply across all PSAs so we would not want an individual PSA committee to have separate regulations. Also, WMC has had WPI for many years, so building maintenance is performed and the budget is prepared with the directors along with WPI. Each spring, PSA residents are encouraged to inspect and report building maintenance concerns to WPI or their director. The PSA committees are a duplication of the job that the directors and WPI do together. Changing the declarations is nearly an impossible task and removing the PSA committee from the bylaws is otherwise impermissible. However, PSA directors are free to communicate with PSA residents the way they see fit to ensure residents have information and the directors can address the residents' concerns to fulfill the expectations of the declarations.

- b. Seven residents commented, a few made several comments, on the Articles of Incorporation, the incorporation of PSA V into Wind Meadows, and representation issues. **Answer:** Research into the Articles of Incorporation is ongoing, and we will respond when we have a complete response.
 - c. One resident commented on the expectation of incorporating any additional land into WMC. **Answer:** WMC has no plan currently to add more PSAs.
 - d. One resident asked if the tennis court project was paid in full and if everyone was billed. **Answer:** The work on the tennis and pickleball courts has not yet been completed, so the contractor has not been paid in full. Yes, everyone was billed.
 - e. This resident also asked about the notice given before the Board voted on the tennis court special assessment. **Answer:** The Board responded that this resident received a full written response on 10/10/23.
 - f. Numerous residents throughout the meeting and a few during the open comment period wanted to know more about the lawsuit and why the board didn't try to settle. **Answer:** The legal fees for the lawsuit will be on the March Board meeting agenda. At that time, there will be a summary of the lawsuit and actions taken to defend the WMC bylaws.
 - g. One resident noted that the PSA committee handout from another resident was not the most current version of the bylaws. **Answer:** WMC recommends that residents consult the windmeadows.org website for the most recent version of the WM documents.
 - h. A resident commented that she did not understand the dissension in the room because WMC is such a lovely community. She asked about the ability of residents who enter club contracts to be able to advertise in the newsletter free of charge. **Answer:** The Board approved a contract for residents' use of the LL of the LC, but that contract does not include newsletter space free of charge for clubs or any other notifications.
2. There was no written correspondence to the Board.
- B. Revised Pool Rules and Regulations for pool guest fees. The Board discussed a draft revision to the Pool Rules and Regulations related to pool guest fees. The Board voted to require a guest fee of \$3 for all guests at the pool as well as the tennis and pickleball courts. Bob Randleman made the motion and was seconded by Carmen Gaspero; the motion carried without descent.
 - C. Revisit the QR Code payment option for pool and tennis courts. A motion was made by Memo Fachino to approve a QR code pending Carrie being able to implement it. The motion was seconded by Mike Palazzola. Claudia Simonson, Dan Crispin, and Marci Boucher were opposed.
 - D. There was no other old business brought to the floor to discuss.

X. New Business

- A. With support from the Board, Claudia will reach out to Attorney Bob Henzl about

researching and obtaining the recorded roadway survey that was completed years ago to identify which roads are the Village of Wind Point vs Wind Meadows's responsibility for maintenance.

- B. Mike Palazzola and Milt Habeck gave a presentation on the LC Green Space Project. To add trees where water is gathering. Milt would cover the costs of the trees. After Board discussion, Mike made a motion to send this matter to the LCC, so the committee could present a plan to better the area for aesthetics and drainage. The motion was seconded by Bob Randleman and carried without descent.
- C. There was no other new business brought to the floor to discuss.

XI. Correspondence

There has been one piece of new correspondence brought to the floor for discussion which will be addressed by the Board in the March meeting.

XII. Adjourn

There being no further business before the Board, Bob Randleman made a motion to adjourn. The meeting was adjourned at 7:40 p.m.

The next **Board Meeting** is scheduled for Monday, March 18, 2024, at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse, and with Washington Properties, Inc. by video/conference call through Zoom.

Marci Boucher
Director/Secretary