

**Wind Meadows Corporation (“WMC”) Board Meeting
October 18,2021**

- I. **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.

- II. **Roll Call:** Roll Call of Board Members
 - PSA I- Debie Truckey, present; Gerry Lipor, Zoom present
 - PSA II- Claudia Simonson, present
 - PSA III- Mike Palazzola, present Via Zoom
 - PSA IV- Linda Johnson, Memo Fachino, Julia Oas, all present
 - PSA V- Dan Crispin, present
 - PSA VI- Cary Anastasio, present
 - PSA VII- Katie White, excused absence and gave Julia her proxy
 - PSA VIII- Bob Randleman, present

- III. **Public Comment: Jackie Kelble spoke to the proposal** for sleepover and game night. Leisure Center Sleepover 7 pm to 10 am the next day. Ages 7-years and up. Adult supervision. Lock in, pizza and make then make pancakes the next morning and everybody goes on their way. Game night would be held every few months from 8pm-10pm. Request is for both events to be Wind Meadows sponsored events.

Mary Ann Konsin –wanted to know more details about the ARC proposals. Carrie shared that it was brought to her attention by two different residents that descriptions of a change application with a homeowner’s address listed is a privacy issue and should not be on the agenda. Per one complaint, it isn’t anyone’s business what is going on in a resident’s back yard. Documentation of the requests are on record at Washington Properties electronically and one paper copy is filed in the home address file. When does the board get the specifics? The Board receives the details of each change application on the agenda prior to the meeting.

- IV. **Approval of September Board Minutes:** Deb Truckey made a motion to approve. Gerry Lipor second. Motion passed.

- V. **Treasurer’s Report:** Cary Anastasio presented the financial report.

Profit and Loss statement
 - Ended the month with a negative net operating income of (\$27,392) which is unfavorable to the September budget by \$18,961.
 - Reasons for account variances from budget
 - Income is under budget by \$5,494, due mostly to Monthly Assessments (Still over for the year).

- LC expenses over budget by \$1,061. \$1,507 over budget for Lifeguards (still under for the year). Repair and Maintenance over by \$2,143. Pool Supplies & Utilities under budget by \$1,079
- LC/CA expenses under Budget by \$1,377 mostly due to Grounds maintenance under budget for the month (already have used this budget for the year).
- General expenses over budget by \$3,291. Budget under for grounds maintenance by \$2,512, building maintenance over by \$3,249 and insurance by \$2,784.
- Admin expenses over budget by \$431 due to coming in under budget in Management expense of \$641, Professional Services of \$583 and over on Street Light Supplies of \$1,854.

Balance Sheet

- Reserve Income \$8,900
- Capital expenses (\$19,115)
- Reserve net reserve income of (\$10,214).

Julia Oas moved to accept the Financial Report. Dan Crispin second. Motion passed.

VI. ARC Proposals: Committee Chair: Anne Stoltenberg

ARC recommend approval for 154 Lakefield Ct. and 4253 Lake Meadow Drive. 154 Lakefield Court wants to pull bushes and put mulch and grass in.

Linda Johnson moved to accept the ARC proposal, Claudia Simonson second. Motion Passed.

VII. OLD BUSINESS:

A. Manager's report:

The lights are still out on Lake Meadow. Carrie believes it is a domino effect. Cherrywood, Beechwood, and Maplewood are currently out, and Carrie is working to get that fixed.

Delinquency: Have letters been sent, asked one of the Directors? Carrie responded that they are all getting a monthly statement and letters are sent to those who are 90 days or more past due. Mike Palazzola asked if Directors ever intervene? Usually not, responded Carrie.

B. 2022 LC Projects

1. Painting quote for the Leisure center:

Two painting quotes are in our packet. One each from True Colors and Masterpiece Painting. Both do power washing. Carrie has worked with True Colors and a director recommended Masterpiece. Carrie knows True Colors would like to work with us. She will clarify if the materials are included in the quote.

Linda Johnson made a motion to accept the estimate with True Colors with the understanding that materials are not included. Claudia Simonson seconded the motion. Motion approved.

2. Power Washing quotes of the area around the pool/Leisure Center:

Bob Randleman moved that we accept the proposal from R&R for \$1100 and \$2200 for the pool and Leisure Center and NOT tennis courts. Seconded by Memo Fachino. Motion passed.

Tennis Court: Linda said the tennis courts need to be power washed, however in 2022 the tennis courts need to be resurfaced and we should not power wash and resurface the tennis courts.

C. LC Reserve Study: There was a question on whether we should do a reserve study for the Leisure Center. It included all the condos, the center and the pool and the quote was \$9000 for the study. TJ thinks we should do a study on the reserves on the pool, Leisure Center, and the tennis courts. If we had it done, then we would have a better grasp at what we are going to need in the future. So, we haven't placed reserves big enough to cover improvements. Debie Truckey believes that there hasn't been anything set up structurally to plan for big expenses like the tennis court upkeep. She urged all PSA Directors to get involve and that each PSA pay each PSA towards reserves. Linda asked if we got a new quote for \$3400 for the study (it is included in the Leisure Center Budget for Capital expenses for 2022.) We will wait for discussion on this. Bob agrees that a study of reserves a good idea. He questioned the timing because we have a lot of extraordinary expenses in 2022 with a big dues increase because of insurance and grounds maintenance. Is this the right year to do it? Bob suggested we take it up in the 2023 budget.

D. Sidewalk/Ramp to Pool: Last month we discussed adding a ramp from parking lot to the pool entrance. The 5-foot-wide ramp, which was \$3000, and the \$4500 was ADA compliant with a bike rack included. Debie Truckey retracted her original motion, and the new motion was to table the idea of a ramp until the next budget process in 2022 for 2023. Linda Johnson seconded the motion. Motion passed.

E. No Other Old Business was reported.

VIII. Committee Reports

A. Leisure Center Committee: Correspondence from the Committee:

1. Tennis Lights Proposal: The Tennis subcommittee raised the need to address the bird situation and not to replace the lights. TJ and Linda wanted to address the bird situations. The estimates were very high. But the birds should be address. Recommendation to deter birds before doing lighting replacement.
2. Tennis Courts Resurfacing: Seven different options were considered. The committee determined to present two ideas to the board.
 - a. Change the configuration to take 1 Tennis court and convert to two pickle ball courts. The \$70 to 100K was the estimate.
 - b. \$175-\$240 K was the cost to resurface the existing footprint and to expand the footprint to include 3 tennis courts and 4 pickle ball courts.
 - c. 15 years ago, the courts were resurfaced completely and if we did that again it would be \$200-250k.Leisure Center is asking to take one of the recommendations and build it into the budget. How many people use the Tennis courts? Our Leisure Center did a study, we need to look at it. Twelve residents responded about tennis. Twenty residents use the courts on a weekly

basis, according to the LCC. The demand for tennis is here. Mike Palazzola says the swimming pool and tennis courts cost essentially the same. Debie Truckey reminded us not to be shortsighted in our proposal and make good decisions for the future.

3. The LCC seeking approval for picnic and paddle every year in August. Dan Crispin moved picnic and paddle event in August annually. Julia Oas seconded. Motion passed.
4. The LCC requested \$80 for Winter Holiday decorating contest. Julia Oas made a motion for holiday decorating contest. Linda Johnson seconded it. Motion passed.
5. Resident asked whether we could have a sand volleyball. Committee met and rejected the idea but asked for \$100 to purchase a portable grass Volleyball net and ball set. Committees should come back with a procedure on signing up. We should also designate where it should be and the process for reserving. Mike Palazzola thinks we should think about doing a permanent volleyball. Bob is worried about the aesthetics of a volleyball court. We sent it back to the committee for more recommendations.
6. The LC approved the game night. Committee agrees that regular game night is acceptable but would have to fill out the form for residence usage and \$50 per use. If they use a social contract, then don't need to go to the board. Consensus of the board is not sponsoring indoor social activities while have covid.

IX. New Business:

- A. ARC procedure discussion: Fast tracking applications. Memo feels a 2-week process may be needed instead of a 30 day with fast tracking. Julia stated that residents need to be more considerate of the ARC process and the volunteers on the committee and the board of directors. Claudia stated that residents should review the ARC process and plan and only critical issues should be fast-tracked. Bob Randleman believes we should not be criticizing the residents, but the Board should be adhering to the Bylaws and be more disciplined to say no and enforce the 30-day rule. Mike said that there is an opportunity to charge for fast tracking. Dan agreed with Mike. Carrie said she has to beg some residents to fill out their ARC applications so charging for fast tracking may really hinder the process. Carrie also shared that since the ARC procedure changed in June, the office and the ARC have limited fast tracking applications to contractor schedule issues only.
- B. Board Communication: Debie Truckey and Linda Johnson reminded that if we are discussing something and you come up with an idea, please include the full board in thoughts and ideas. This is so everybody has an opportunity to respond. Facebook: In our prior discussion we agreed to limit input on Facebook communication to nothing. Mike Palazzola wasn't aware of it, but we as a board should separate from adding information and "stirring the pot" on Facebook. Reminder to everyone to please honor that and keep comments on Facebook to a minimum. Memo Fachino disagrees on how to communicate on social media and that the group is not a sanctioned WMB group.
- C. Other New Business: Memo Fachino wanted clarification on board approved and sponsored events. Not sure what is approved as board sponsored. Annual Picnic and Chili cookoff are

WMC annual events and we don't vote on them, and they are in our budget. Joe's party that was held at the leisure was organized by PSA III residents and not paid for by the WMC. The November Board meeting will be conducted by Debi Truckey as Linda Johnson will be out of town.

Julia Oas and Linda Johnson both announced that they are not seeking re-election.

X. Correspondence:

Two residents not in favor of the new signage in PSA I. They believe there needs to be a universal architectural sign to look better. Mike likes it, but they point out a problem that those condos and PSA III confusion if there is a EMT or Deliveries. They cannot figure out where things are. We have played with universal sign to indicate what units are where.

Linda Johnson made a motion to go into Executive Session for Administrative Discussion at 8:50 pm.

Executive (Closed) Session Minutes are on file in the office.

Dan Crispin made motion to adjourn the regular Board meeting after the Executive Session at 9:45 pm. All in favor.

Respectfully Submitted,

Julia A. Oas

WMC Secretary