

Wind Meadows Corporation
Board of Directors Meeting Minutes – March 20, 2023 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, March 20, 2023, at 6:30 p.m. pursuant to notice given to the Directors in accordance with 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 6:35 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, Jackie Kelble, Jessica Mazurkiewicz, Dan Crispin, Cary Anastasio, Katie White, and Bob Randleman. Carrie Amos of Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

III. Board Meeting Minutes

The regular Board of Directors meeting minutes from February were reviewed. There was a motion to accept the minutes with the revision to “Old business” to include Marci Boucher’s comments. The motion was seconded and carried.

IV. Financial Statement Reports

The financial statements for February were presented and reviewed. Cary Anastasio shared his financial report. There was a motion made to accept the February financial statements with a revision to reclassify the Reserve Advisors invoicing from LC Capital Reserve to Administrative Professional Services. Carrie will take care of this change. The motion was seconded and carried.

V. Open the floor to members

A motion was made to open the floor to members. The motion was seconded and carried.

- A. A resident of W. Parkfield Court commented that he would like to better understand the ARC request that PSA 6 is completing for PSA 8.
- B. A resident of Lakewood Court commented on the last of the Deepwood lots to be sold and wanted to make other residents aware this was happening.
- C. A resident of Birchwood Drive asked that the pool fee be looked at again and reduced because residents having parties are already paying to rent the leisure center. She also asked for clarification on the pool hours and dates for the upcoming season.
- D. A resident of Deepwood Court says thank you to John for sharing the information on Deepwood. She will follow up with her director on this matter.

VI. Close the floor to members.

With no other business brought to the floor by members. A motion was made to close the floor to members. The motion was seconded and carried.

VII. Architectural Review Committee (ARC) Proposals

The following change applications were presented.

- A. 41 Parkwood Ct. PSA 2
- B. 131/132 E Parkfield Ct. PSA 6 for PSA 8 C/A

A motion was made for Board approval for change applications at 41 Parkwood Court and 131/132 E Parkfield Court. The motion was seconded and carried. A reminder from Claudia was made that the ARC requests need to be submitted prior to any work being completed.

VIII. Committee Reports

A. LCC

1. A motion was made to appoint interested members to the committee for a 2-year term. The motion was seconded and carried. The following members were re-appointed to serve another 2-year term; Don Allen, Sue Lange Pruitt, and Sally Madden. Mary Chovan volunteered to serve. She was appointed for a 2-year term. Margaret Fliss's term ended. The Board thanks Margaret for her hard work. The committee reminded residents that there is still one open position to be filled for this committee.

B. ARC

1. A resident volunteered to be appointed to the ARC but also serves on the LCC. The Board opted to keep a broader representation of the community. A motion was made to appoint the following members to serve another 2-year term; Kathy Gueldenzoepf, Kristina Nairn, and Evan Thompson with a statement not to add an additional member. The motion was seconded. A roll call vote was held with seven board members in favor and four opposed. The motion was carried. Carol Riekena's term ended. The Board thanked Carol for her hard work and long-term commitment to the ARC.
2. Solar Panel Application Recommendation discussion was tabled until the April 2023 meeting.

IX. Old Business

A. Follow up on resident comments:

1. Balance Sheet Assets- TJ sent a message to the CPA regarding Common Area Property Value is added to the balance sheet. Still awaiting a response on this.
 2. Bylaw Change (legal review)- This change has already been approved. The percentages that were decided are proportionate and the board has decided against legal review.
 3. Reorganizing the agenda- The order of the agenda has been changed to reflect the member's comments so that members may comment at the beginning of the meeting instead of the end.
 4. PSA 7 Common Area usage- The Village of Wind Point shared that the area has very few restrictions for usage, however, it's only to be used by PSA VII members. For this to be changed all members in PSA VII would need to approve a change to the common area.
 5. Cost to advertise in the Village of Wind Meadows Newsletter- Carrie researched this and the Board decided on \$40 per resident advertisement. Must be camera-ready artwork. A motion was made to approve this change. It was seconded and carried.
- B. Pool Hours- A motion was made for the pool hours to be 10 AM- 8 PM from the first Saturday in June until August 15th. The hours from August 16th through the end of the season will be 10 AM to 7 PM. The motion was seconded and carried.
- C. There was no other old business brought to the floor to discuss.

X. New Business

- A. Special Meeting- A special open meeting will be held Monday, April 24, 2023, to discuss the Leisure Center/Common Area reserve study and the tennis court project.
- B. Brightview presented a 3-year proposal (2023-2026) for Grounds Care and Snow Removal. A motion was made by Jackie Kelble to sign a 3-year contract with Brightview. After Board discussion, a motion was made to accept the three-year contract. It was seconded. A roll call vote was held. All board members were in favor, and none opposed. The motion was carried. Brightview provided their quarterly assessment to be reviewed.
- C. There was no "Other New Business" brought to the floor to discuss.

XI. Correspondence

- A. There was no correspondence brought to the floor for discussion.

XII. Adjourn

There being no further business before the Board, the meeting was adjourned at 8:06 p.m.

The next **Board Meeting** is scheduled for Monday, April 17, 2023, at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse, and with Washington Properties, Inc. by video/conference call through Zoom.

Jackie Kelble
Secretary