

WIND MEADOWS CORPORATION ANNUAL REPORT YEAR 2017

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, 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.

The major projects that were completed in 2017 include:

- Built/repared entrance signs on WMC Campus Dr. and Lake Meadow Dr.,
- PSA I - painted all 68 Patio Homes and replacement of all garage doors,
- PSA I – exterior stucco work on seven chimneys,
- PSA III – painted all 21 Manor Homes, included was the ARC approval to change the front door color,
- PSA III – areas of brick ledges were reset on eight homes,
- PSA VIII – painted soffits on all 16 buildings,
- A large amount of carpentry work was completed in PSA I and III, PSA III work includes two homes on Lakewood with sizeable siding replacement,
- PSA I, VI and VIII added gutter covers,
- WMC had 156 trees removed in total, this includes the LC and most of the PSA's. The majority of the trees were ash.

The Emerald Ash Borer (EAB) has infected most of the ash trees in WMC, even a couple of ash trees that were treated. We will remain watchful during 2018 to address any trees which may create a hazard for nearby homes.

Leisure Center:

The 2017 pool usage had 4,722 recorded visits, which includes the adult aquacise class and the visits during the one-week extension at the end of the pool season. WMC members and their guests enjoyed 50 scheduled parties at the Leisure Center.

- \$5,934 was paid to United Mechanical in repairs to the pool system: repaired two leaking water pipes, welded new studs on the pool filter, and studs at bottom of pool to hold the drain line cover and cleaned the pool heater,
- Painted the pool fence,
- Replaced an area of the wooden pool fence with a self-closing chain-link fence for children's safety,
- Crack filled and repainted lines on the tennis courts.

It is now seven years since Board volunteers have been shooting noisemakers, at random times and places during the day, around Meadow Lake to relocate the geese out of Wind Meadows. This method has worked well in reducing the number of geese and as a result, the actual shooting has become very minimal compared to previous years.

Committees:

Insurance: The WMC Board approved a new insurance agent, Compass Insurance, as of May 1, 2017. The new insurance carrier is Liberty Mutual Insurance. This change is a result of our previous insurer, State Farm, raising the WMC deductible from \$2,500 to \$20,000, i.e. an increase of almost tenfold. The new insurance policy covers liability and property damages for the Leisure Center as well as for all Patio, Manor, Village and Prairie Meadows Homes. The deductible is \$5,000. Coverage includes damage to the exterior of all buildings as well as to interior fixtures, walls cabinets, flooring. NOT COVERED is any personal property in the buildings such as furniture, clothing, jewelry, automobiles, etc. The new Liberty Mutual policy has a \$5,000 deductible for which the homeowner is responsible.

Audit: The Audit Chairman, John Brashaw, performed a desktop review for each quarter and the year-end. The Board and Site Manager resolved any accounting questions.

Architectural: The WMC Architectural Review Committee (ARC) received 40 requests for exterior changes to homes and/or landscaping, 35 were approved. This indicates that our homeowners are updating their yards and homes to keep Wind Meadows an exceptional community. ARC Chairperson, Gerry Lipor, along with the ARC members, follow the WMC Guidelines, Rules and Regulations to process homeowner ARC requests and ensure fair and equitable treatment. The ARC serves an important control function that provides protection of WMC property values. It is not an easy task and requires considerable time by our ARC volunteers.

Other Information: Anyone who has not signed up to receive our monthly Newsletter via e-mail, is asked to please contact the WMC office at (262) 639-8974 or windmeadows@outlook.com with your e-mail address. You will receive the Newsletter via e-mail and your address will not be shared. If a serious or unusual situation occurs within WMC or your PSA, your e-mail address could be used to notify you. All e-mails are sent bcc.

A special “**THANK YOU**” to Dave Hess who has been aggressively pulling garlic mustard all around Wind Meadows for several year. Also, thank you to the other owners who have helped. This is a very invasive plant and would increase the yearly costs to all our owners if we did not have these special people providing this volunteer service. We look forward to an increased number of volunteers for this activity. A lot of people only need to do a little to make a big difference.

Bob Randleman, President
WIND MEADOWS CORPORATION

2017 Directors:

Brenda Trumbauer	PSA I,	Secretary	brenda6175@gmail.com
John Mielke	PSA I		
Jim Kroll	PSA II,	Vice-President	jjkroll43@gmail.com
Bob Smith	PSA III		rsmith102@wi.rr.com
John Brashaw	PSA IV		jbrashaw@gmail.com
Dan Naughton	PSA IV		dnaughx@gmail.com
Linda Johnson	PSA IV	Treasurer	teamjohnsonracine@gmail.com
Joe Fox	PSA VI		jnsfox@wi.rr.com
Anne Stoltenberg	PSA VII		rstoltenberg1@wi.rr.com
Bob Randleman	PSA VIII	President	rs.randleman@gmail.com

Committee Chairperson:

Gerry Lipor	Architectural Review
John Brashaw	Audit Review
Jim Kroll	Insurance

Office Staff:

Renee Michna	Site Manager
Tory Gavin	Assistant Site Manager