

Wind Meadows Corporation
Board of Directors Meeting Minutes – February 28, 2022 at 7:00 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, February 28, 2022, at 7:00 p.m. pursuant to notice given to the Directors in accordance with the By-laws 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 Debie Truckey called the meeting to order at 7:04 p.m.

II. Roll Call

The following directors were in attendance in person or via Zoom: Debie Truckey, Don Allen, Claudia Simonson, Mike Palazzola, Memo Fachino, Jessica Mazurkiewicz, Jackie Kelble, 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. January 2022 Board Meeting Minutes

The regular Board of Directors meeting minutes from January 2022 were reviewed. There was a motion to accept the minutes as presented. The motion was seconded and carried.

IV. January 2022 Financial Statement Reports

The financial statement report for January 2022 was reviewed. There was a motion to accept the financials as submitted. The motion was seconded and carried.

V. Architectural Review Committee (ARC) Proposals

The following change applications were recommended for approval by the ARC and the Board of Directors:

- A. 9 Redwood Ct. PSA IV
- B. 4 Beechwood Ct. PSA IV
- C. 3 Pinewood Ct. PSA IV (Board approved 1/19/22)

There was a motion to accept the change applications as presented. The motion was seconded and carried.

VI. Open the Floor to Members

There was no business brought to the floor for discussion.

VII. Old Business

- A. Meeting Task List: Zumba Fitness Club Update. Carrie followed up with the WMC resident Zumba instructor, who responded that she does not have personal liability coverage, but she does ask the attendees to sign waivers and notifies them that they are participating "at their own risk". Carrie reported that the Zumba Fitness Club has been established and is meeting regularly.
- B. WM Visual Identity update. Mike Palazzola and Katie White summarized their efforts to identify a font and single logo for all WMC communications: email; letterhead; business cards, as needed; and the WMC website. They recommended using Ariel font, because it is widely available, and the pinwheel logo. The Board discussed any software costs and costs for assistance with updating the website, as well as beginning now with the font and pinwheel and redesigning the website at a later date. There was a motion to start to use the Ariel font and pinwheel logo for all WMC communications at this time, and to redesign the WMC website at a later date. The motion was seconded and carried.
- C. There was no other old business brought to the floor to discuss.

VIII. New Business

- A. Discuss resident insurance claim deductible. Mike Palazzola asked whether the WMC deductible for a PSA might be shared by each member of a PSA. The WMC policy POL.006 notes that when there is a claim that exceeds the \$10,000 deductible, it "shall be paid by the PSA/LC or owner sustaining the

loss. However, when the loss is due to circumstances beyond the owner's control, the owner may appeal to the Board of Directors for waiver of responsibility for the deductible amount to the extent not covered by the owner's individual insurance policy." The Board discussed the declarations, which require that WMC cover the exterior of the buildings (excluding single family homes), and that the cost of the deductible may not be passed onto the homeowners. Thus, the policy is inconsistent with the declarations, and should be revised. The Board will follow up on the policy revision.

- B. Discuss Leisure Center Usage Fee along with additional LC activities. Mike Palazzola proposed that while we are considering updating other aspects of the LC Facilities (proposed resurfacing of the tennis courts and proposed upgrade of the pool) the Leisure Center Clubhouse should be updated to be a more useful space. The Board recognized that the LCC has done a great job thus far, and that proposed further upgrades to the LC Facilities be forwarded to the LCC for prioritizing and recommended action.
- C. There was no other new business brought to the floor to discuss.

IX. Committee Reports

- A. The LCC requested use of the Lower Level of the Leisure Center. Sue Lange Pruitt described the LCC's request and that the Lower Level of the Leisure Center is currently unused and is filled with unused furniture, desks, and office equipment. If the space were cleared, the Lower Level could be utilized for tai chi, yoga, and other pursuits, and social club fees would likely offset the heating costs. The Board discussed disposition of the unused furniture and office equipment, and determined it would offer it for sale to WMC members. Jessica Mazurkiewicz offered a dumpster free of charge for anything that remained. There was a motion to permit use of the Lower Level of the Leisure Center. The motion was seconded and carried.

X. Correspondence:

There was no correspondence brought to the floor for discussion.

XI. Adjourn

There being no further business before the Board, the meeting was adjourned at 8:05 p.m.

The next meeting date is scheduled for Monday, March 21, 2022, at 7:00 p.m. in person at 101 Bayfield Drive, LC clubhouse and with Washington Properties, Inc. by video/conference call through Zoom.

Claudia Simonson
Secretary