

WIND MEADOWS CORPORATION

ANNUAL REPORT

YEAR 2025

The Wind Meadows Corporation (WMC), established in 1975 as a non-profit Homeowners Association, oversees the open spaces and leisure facilities in Wind Meadows (WM). Its responsibilities include maintaining these areas, ensuring architectural standards across buildings and land, and managing budgets and operations to fund resident services. The WMC operates through financially distinct Parcel Service Areas (PSAs), which provide representation on the Board of Directors and deliver specific services. All WM residents share the rights, privileges, and responsibilities of ownership in a community designed to uphold environmental quality, economic stability, and aesthetic excellence.

It is the ongoing goal of the WMC Board to ensure that all residents continue to experience a superior living environment.

2025 Board of Directors

We thank each of you for volunteering in this capacity for your community.

PSA I Marci Boucher-President

PSA I Don Allen

PSA II Claudia Simonson

PSA III Mike Palazzola-Treasurer

PSA IV Selena Zieske-Muro

PSA IV Carmen Gaspero-Vice President

PSA IV Meg Richardson

PSA V Dan Crispin

PSA VI Cary Anastasio

PSA VII Cory Washkevich

PSA VIII Bob Randleman

LC/PSA Projects Completed in 2025

Leisure Center: Sealcoating, mulch, stump removals, and added mobility parking spaces.

PSA I: Drainage, lawn restoration, general maintenance work, storm damage cleanup, and repairs.

PSA II: Building maintenance work and storm damage cleanup.

PSA III: Painting project, general maintenance work, storm damage cleanup, and repairs.

PSA IV: Mulching Islands project, upgrades to Pinewood Court Island, natural area invasive weed control on Sandalwood, and storm damage cleanup.

PSA V: Building maintenance work, storm damage cleanup, and repairs

PSA VI: Building maintenance, the final roof replacements, and storm damage cleanup

PSA VII: No work was needed in this area in 2025.

PSA VIII: Building maintenance work, a significant roof repair, and storm damage cleanup.

Highlights in 2025: Wind Meadows' 50th Birthday!

In January this year, the Leisure Center Committee (LCC) organized and held a Bingo night, and the Board of Directors (BOD) formed an ADA Committee. In February, the LCC organized and held a Trivia Night. In March, the audit for the 2024 books was completed, and new members joined the LCC and the Architectural Review Committee (ARC). In April, the tennis/pickleball courts opened for play, Brightview restored the grass behind the Leisure Center (LC) by the basketball court and replaced a damaged tree with a tree that was donated in memory of Nancy Hess, located off Campus Drive. In May, the LCC coordinated and held a beautiful Wind Meadows 50th Birthday Celebration, and the community came together again, not to celebrate

but to help one another with the storm clean-up that took down many mature trees from the natural area outlots. In June, the pool opened with all of the new lounge chairs and poolside chairs making their debut, and Adult Aqua Aerobics began. In July and August, building maintenance was underway throughout the area. In September, a resident-driven lake cleanup was held by a volunteer group that enjoys kayaking on Lake Meadow, and the Leisure Center parking lot received a fresh coat of sealant. In October, the LCC held a successful BYOB Happy Hour. In November, the LCC held a Conversations and Cocktails gathering. In December, the Board of Directors approved the formation of a Reserve Study Committee, and the LCC decorated the Leisure Center Clubhouse Holiday tree.

Leisure Center

The 2025 pool usage report recorded 4,290 visits (down from 4,886 in 2024). In June 1315, residents signed in; in July 1570, in August 1341, and in September 64 (1 day). Each monthly total includes attendance at the adult aquacise class. Please remember to pay the \$3 guest fee each time a guest joins you for swimming. The Leisure Center Clubhouse hosted 68 scheduled parties (up from 40 in 2024), 3 clubs met monthly, 3 community room gatherings were held, and 27 Committee or Board meetings. Throughout the summer, the tennis/pickleball courts had 51 regular users with a total of 359 court reservations. Tennis Court #1 was booked 161 times, Court #2 90 times, Court #3 62 times, Pickleball Court #4 92 times, and Pickleball Court #5 66 times. As a reminder, the \$3 guest fee applies to each visit a guest accompanies you to play.

COMMITTEES

Architectural Review Committee (ARC)

In March 2025, the Architectural Review Committee (ARC) was formed, with Anne Stoltenberg as Chairperson, and included Michelle Cebula, Pat Smith, Kristina Nairn, Evan Thompson, Jim Kroll, and Liz Hoppe. Throughout the year, the committee reviewed 64 applications for exterior changes to homes or landscaping, reflecting homeowners' commitment to maintaining and enhancing the beauty of Wind Meadows. The ARC plays a vital role in protecting WMC property values by ensuring that updates align with community standards. This demanding task requires significant time and dedication from ARC volunteers. In accordance with WMC Guidelines, Rules, and Regulations, the committee processes homeowner requests fairly and equitably and provides recommendations to the Board of Directors for each application.

Leisure Center Committee (LCC)

In March 2025, the Leisure Center Committee (LCC) was selected for a two-year term. The committee members are Selena Zieske-Muro as Chairperson, and include Jason Barber, Philip Hood, Carol Miller Voss, Karen Recupero, Don Allen, Sue Lange Pruitt, Carmen Gaspero, and Geraldine Dwyer. The LCC is tasked with recommending rules and regulations for the Leisure Center (LC), advising on its operation and maintenance, proposing improvements and programs, and performing additional duties as assigned by the Board. This year, the committee worked to create a welcome package (box) program for all new residents in Wind Meadows beginning January 2026.

Elections Committee

The Elections Committee is responsible for verifying the eligibility of candidates for office and voters, supervising elections, and authenticating the results, all in accordance with the Bylaws. Members serve a one-year term or until successors are appointed. In November 2025, the Elections Committee was appointed for a one-year term. The committee members are Anne Stoltenberg (Chairperson), Angie Burwell, Mary Chovan, Mare Wheeler, and Corrine Merry.

Audit Committee

An appointed audit committee will review the findings and present any recommendations to the Board of Directors when an external audit is conducted (every 5 years) or if the Board chooses to conduct an internal audit. Thank you to Courtney Leisen, Ellen Peters, and Brenda Trumbauer for volunteering their time on this committee.

Other Committees

The Board shall appoint such other committees as it deems appropriate to perform their duties and responsibilities. In 2025, the Board proposed establishing a reserve study committee to work with WPI President TJ Orth to create a reserve account report by September 2026 for the board to consider for the 2027 operating budget.

Insurance Committee

The Board selected the Insurance Committee for a one-year term. Members Jim Kroll, Don Allen, Marci Boucher, and Bob Randleman were appointed in 2025 to review the master insurance policy coverage and cost.

ADA Committee

Independence First conducted a survey and provided Wind Meadows with a comprehensive report evaluating accessibility at the Leisure Center. The report identified existing barriers and offered recommendations to remove them. In response, the Board formed an ADA Committee to review the findings and propose actionable steps to implement the suggested changes. The current committee members working toward this goal are Elizabeth Olley, Carole Richard, Marsha Connet, Jill Sturino, and Mike Helding.

Grounds Committee

A grounds committee was established in October 2020 and has helped track the consistency and contractual expectations of the current contractor, Brightview. It is always helpful to have eyes in the community. Thank you to the current members of the grounds committee, Angie Burwell, Carol Riekena, and Mary Chovan, for continuing to help the crew keep on their toes.

Communication is Important

Wind Meadows prefers to send all communication by email as this is the most cost-effective method. To receive all-important communications, **please provide your email or updated email to the office** at wmc@wpiracine.com or call (262) 639-8974. If you do not have an email on file, communications will be mailed to you; however, with rising stamp and office materials costs and delays in mail delivery, it is best to provide an email address for communications. You can also find important information on the community website at windmeadows.org. More information about the area can be found on the Village of Wind Point website at windpoint.org.

WPI Management

In 2020, the on-site WMC office was closed permanently. Our project manager, Carrie Amos, works from the management company's office at 6939 Mariner Drive, Racine, WI 53406, and can be reached by phone at 262-639-8974 or by email at wmc@wpiracine.com. Carrie is on-site regularly between April and October to meet with contractors, attend spring inspections, prep for onsite Board meetings, survey special projects, and track issues that arise. In the winter months, November through March, Carrie performs once-a-week daytime visits to survey the property and once-a-month evening visits to check for light outages. During the winter months, the office remains busy with the PSA elections, the annual membership meeting is coordinated and held, historical data is recorded, electronic and paper files are organized, and contractors are contacted to begin bidding on projects. Our manager, Carrie, enjoys traveling during the winter months, as some of her job can be accomplished remotely during this time.

Marci Boucher, President
Wind Meadows Corporation