

**Wind Meadows Corporation**  
**Board of Directors Meeting Minutes – April 17, 2023 at 6:31 p.m.**

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, April 17, 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 6:31 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 March were reviewed. There was a motion to accept the minutes with a revision to the ARC roll call vote which should reflect seven (7) in favor of the change and four (4) opposed. The motion for approval was seconded and carried.

**IV. Financial Statement Reports**

The financial statements for March were presented and reviewed. Cary Anastasio shared his financial report. There was a motion made to accept the March financial statements with a revision to reflect the corrected numbers in Cary's report. Corrections will be made by Cary. 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 11 Ironwood Court spoke about her concern over the placement of her neighbor's playset to be installed and that it could potentially bring her property value down.
- B. A resident of 33 Lakewood Court commented that Outlot 1 on Deepwood Drive is now being referred to as 336 Deepwood Drive and RFP proposals are currently being accepted by the Village of Wind (VWP) Point for this property. The resident also wanted to make residents aware that he is now serving on the VWP Board.

**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**

A reminder was made by the president that all ARC for approval need to be submitted the Wednesday before the meeting to be considered and on the monthly meeting agenda.

The following change applications were presented.

- A. 4321 Lake Meadow Drive, PSA 7
- B. 4321 Lake Meadow Drive, PSA 7
- C. 10 Ironwood Court, PSA 7
- D. 4 Maplewood Court, PSA 4
- E. 131-132 E. Parkfield Court, LC C/A
- F. 82 E. Parkfield Court, LC C/A
- G. 117 Woodfield Court, PSA 1
- H. 94 Woodfield Court, PSA 1

Change applications at 4321 Lake Meadow Drive (patio/walkway) and 94 Woodfield Court were approved prior to the meeting by the Board with approval noted in the minutes for recordkeeping purposes. A motion was made for Board approval to change applications from 4321 Lake Meadow Drive (windows/siding), 4 Maplewood Ct., 82 E. Parkfield Ct, and 117 Woodfield Ct. The motion was seconded and carried. A motion was made to deny the change application from 131-132 E. Parkwood for the LC Common Area as only one of the two tree plantings was recommended for approval by the ARC. The motion to deny this change application was seconded and carried. A motion was made for Board approval for the change application at 10 Ironwood with a roll call vote of nine (9) in favor of the change and two (2) opposed to the change. The motion to approve was seconded and carried.

## **VIII. Committee Reports**

A reminder was made by the president that all actions for approval need to be submitted the Wednesday before the meeting to be considered and on the monthly meeting agenda.

### **A. LCC**

1. A motion was made to appoint members Geraldine Dwyer and Barb Schoeffel to the Leisure Center committee for a 2-year term. The motion was seconded and carried.
2. Linda Johnson gave an update on the lower-level improvement project. The price of the flooring has increased by \$1,200 which would make the project over the amount that was approved. Linda will look for other options and give an update.
3. Don gave an update on the tennis court resurfacing project. He stated Munson could start the project on August 28, 2023, and complete it by September 30, 2023. The proposals for the removal of lights and a windscreen system were received. These are add-ons to consider for the project that has resulted in more than the amount that has been allocated for this project. This project will be discussed at the special meeting being held Monday, April 24, 2023.

4. Feedback was given from residents that the pool guest fee increases to \$5 is too much. This amount is in line with other pools in the area. A proposal of not charging a guest fee for people visiting and staying at your home has been presented. It was also suggested that guests under the age of 3 should not pay the fee. This will be discussed and voted on at the next meeting. Jessica suggested guest fees and ice cream costs be paid via Venmo or by a QR code. Linda Johnson will investigate.
5. Linda requested the purchase of a State of WI Raffle license to be able to hold a 50/50 raffle at WMC events. The cost is \$25 a year. A motion was made to approve. The motion was seconded and carried.
6. Linda requested authority to spend up to \$100 on mulch for the Leisure Center entry island that has been cleared of plantings. A motion was made to approve. The motion was made and seconded.

B. Insurance committee

1. Bob Randleman gave an update on the insurance policy. John Freeze, the Corporation's current agent is assisting with comparing two policies to make sure that they are comparable in all areas. Bob believes there is a potential to reduce the deductible from \$10K to \$5K and reduce the premium by \$7K. If the policies are comparable, he may recommend switching the corporation's carrier to Greater New York Insurance Company.

## IX. Old Business

A. Follow up on resident comments:

1. ARC request in which the commenter asked why the request was submitted by a person from another PSA; and the comment was addressed during the March meeting that the party requesting was assisting the other residents.
2. Deepwood Drive Outlot 1. The first commenter wanted residents to be aware of actions that the Village was taking or intended to take relative to Outlot 1. The second commenter thanked the first commenter for bringing this to everyone's attention.
3. Pool guest fees; pool hours and open dates for the 2023 season. On 3/20/23, Carrie re-sent the Pool guidelines that contain the pool open dates and hours, as well as the pool fees. The Board voted in February to increase the pool guest fee to \$5 per day based on the recommendation of the LCC. During the April meeting, the LCC made some recommendations for the pool guest fee policy which will be addressed next month.

B. There was no other old business brought to the floor to discuss.

## X. New Business

- A. Special Membership- A special membership application was received for the current year. A motion was made to approve the application. The motion was seconded and carried.
- B. Special Assessment PSA 1- A motion was made to approve the crawling insect special assessment for PSA 1. The motion was seconded and carried.
- C. PSA 4 Improvements- Memo shared with the residents and Board the

upgrades that were made to most of the courts in PSA 4. The work included trimming, removal of dead trees, and mulching. This money was in the PSA's special assessment account for restoration work.

- D. Draft Solar Policy- A motion was made to approve the drafted policy with a revision to VI. to read as follows, "The homeowner must apply to the ARC for approval to remove any trees, at the homeowner's expense." The motion was seconded and carried.
- E. Other New Business was brought to the floor. Memo inquired about adding a Director as an Administrator on WPI's Zoom account so the Directors can help with muting members when the Board is trying to conduct business. Carrie will speak to TJ about an add-on, there may be an extra charge to add someone as an additional Administrator.

#### **XI. Correspondence**

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 8:08 p.m.

The next **Board Meeting** is scheduled for Monday, May 15, 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