

**Wind Meadows Corporation (“WMC”) Board Meeting
November 15, 2021**

- I. Call meeting to order – Vice- President Debie Truckey called the meeting to order at 7:00 pm. Zoom capabilities were present to allow people to participate from home, although the meeting was held at the WMC Leisure center.
- II. Roll Call: Roll Call of Board Members
 - PSA I- Debie Truckey, present; Gerry Lipor, Zoom present
 - PSA II- Claudia Simonson, present
 - PSA III- Mike Palazzola, present Via Zoom
 - PSA IV- Linda Johnson (absent, but is voting via proxy through Dan Crispin), Memo Fachino, Julia Oas, all present
 - PSA V- Dan Crispin, present
 - PSA VI- Cary Anastasio, present
 - PSA VII- Katie White, present
 - PSA VIII- Bob Randleman, present
- III. **Public Comment:**

Jim Kroll: Geese—we used to have a geese population of 500 geese, and we got orange guns and scare them away. Over a three-year time period, we were able to eliminate most of them. Now, we have a huge population again. There are 100 or more in the water, and PSA I has geese in their backyards. Dan Naughton, Joe Maurer, John Brashaw and Bob Randleman had pop guns. We need to scare them away before the nests and recommends that we start the shooting of the guns before nesting occurs. If we still have them, we should do it in the spring. (End of March/April). Carrie said there are six residents have goose pistols and she has a list.

Mary Chovan: Going to be talking about someone not completing their contract. She thinks we should do something about Reliable. She believes that if we are continuing with Reliable that it would be a mistake and recommends that board do something about that in the near future.
- IV. **Approval of October Board Minutes:** Dan Crispin moved to accept the minutes. Gerry Lipor second. Motion passed, but Bob abstained because he couldn't review them.
- V. **Treasurer's Report for October 2021:** Cary Anastasio presented the financial report. Negative Operating Income \$12,064, which is unfavorable to budget. Income was under budget by due to monthly assessments. LC expenses over budget \$4120. \$1272 over budget for utilities. We are under budget for cleaning expense. LC common area expenses under budget by \$1393, mostly due to ground maintenance under budget. General expenses are over budget-\$6482. Under for Grounds Maintenance \$2512, due to PSA 4 withholding payment for Reliable's portion of the statement. Building maintenance over by\$6160. Insurance over by \$2784. Administrative expenses were under budget Year to date, we are over on expenses by \$50,000 and we have two months to recover due to the insurance. We do have over \$5000 in capital and netted \$700 income on ice cream.

Julia Oas moved to accept the Financial Report. Memo Fachino seconded the motion. Motion passed.

VI. Budgets:

- A. 2022 PSA Budgets: Dan Crispin moved to accept the budgets as presented. Claudia Simonson seconded it. Motion passed.

- B. Assessment Cover Letters: Debie Truckey made a motion to approve the PSA assessment cover letter and email. Cary Anastasio seconded it. Motion passed. The Budget letter will go out tomorrow, November 16 via email.

- C. PSA V Revised Painting assessment: Bob Randleman moved to approve the assessment. Memo Fachino seconded the motion. Motion passed.

VII ARC Proposals:

Committee Chair: Anne Stoltenberg presented the proposals. These were all recommended approval by the ARC.

18 Sandalwood Ct - Bob Randleman moved to approve and Dan Crispin second. Motion passed.

9 Sprucewood Ct - Memo Fachino moved to approve, and Claudia Simonson seconded the motion. Motion passed.

OLD BUSINESS:

VII. Manager's report:

- A. Task lists review - the lights on Lake Meadow have been resolved.
- B. Other Old Business: None

VIII. Committee Reports:

Leisure Center:

a. The Leisure Committee is seeking board approval of the appointment of Sue Lange Pruitt to represent PSA III to the Leisure Committee. Moved by Dan Crispin, second by Memo Fachino and motion carried.

b. Budgets for Courts: We would like to know what was budgeted for courts, lights, and goal for doing the work? Discussion ensued and it was clear that currently there is no line item in the 2021 or 2022 budget. No decision was made regarding any of the work. Bob Randleman stated it may be likely we would a special assessment. The Committee wants to keep it in front of the board to make sure they are aware of the need to budget for improvements. Bob stated that because the increase in grounds maintenance and insurance costs, 2022 is not the year. But the

board will keep it in mind in 2022 year, and budget for it in 2023. Bob believes that we owe it to the committee to address it in the future.

Elections Committee:

Julia Oas moved to appoint Anne Stoltenberg, Brenda Trumbauer, Carol Riekema, Angie Burwell, and Mare Wheeler as the election committee for the December 6th board elections per our by-laws. Bob Randleman seconded the motion and motion passed.

IX. New Business:

- A. Approve new 2022 Grounds and 2022/23 Snow contract and Draft Breach of Contract Letter. Bob Randleman said – currently Reliable treats Lake Meadow and contractual obligated to do it up to 2 times per year and we must request it. It doesn't appear to be in the new contract with Brightview. Bob also mentioned that under the Brightview Contract, Paragraph 5(c)- Service Fees, Bob recommended that we only tie increases to increases to the CPI and not 3 percent per year. Finally, Bob reads the termination provision under Section 7(b), termination provision, if any employee is poached from Brightview, we pay Brightview \$10,000 per employee. Bob Randleman is troubled by the provision. Bob is concerned that there are not enough eyes on this. And recommends delaying until we have viewed it. Julia recommends taking away "affiliate" and that we should be clear that we don't pouch them and Washington Properties, but we don't want to be liable for other pouching. Dan Crispin also raised issue with the limitation on grounds maintenance to 26 occurrences.

Julia recommended that we specifically indicate the termination date and that Reliable for snow service until end of March 2022. We need to be clear on the timing of Brightview picking up service without a gap in service. We want to avoid Reliable bailing on us for the snow removal. Carrie clarified that January's money would go to the grounds upkeep starting in April 2022. This is not going to be the way we will be billed under the Brightview's agreement.

We would pay them \$13,000 in January, which would include payments for Ground maintenance in the future 2022. Carrie suggests a 30-day cancellation by December 1, 2021, due to the invoicing set up. Carrie also recommended that we agree to the Brightview contract by the end of November 2021 and then send the termination letter to Reliable by December 1, 2021. Carrie confirmed that Marty, the account supervisor for Reliable, affirmatively stated that he would honor the snow removal regardless of the outcome for the spring contract. Julia recommended that language be added to the termination letter that memorializes Marty's consent to honor the snow removal contract. Carrie is not comfortable adding that language unless she has this confirmation in writing or can go back and pull the verbal confirmation from WPI phone records. Julia articulated that she was willing to help a lawyer (Troy Hillyard at Reinhardt in Milwaukee) to advise the Board, because she would like get advice of counsel. Julia will work with Carrie tomorrow on this.

Back to the contract, we didn't put lake treatment in the Brightview agreement because they can't do it. It would be \$1750 to have it treated, but it would need to be done by a different company than Brightview. Carrie doesn't think the Lake needs to be treated annually. Bob thinks that it is sufficient to not include lake treatment in the Brightview contract.

b. Approve 2022 Annual Meeting and Proxy. Debie Truckey made motion to approve the 2022 Annual Meeting notice and Proxy for mailing on December 15, 2021. Memo Fachino seconded the motion and motion passed.

c. Other New Business: Claudia Simonson asked what the process to paint the house numbers with some sort of reflective white paint for PSAll so be more visible to emergency vehicles. Bob Randleman responded that that decision is something she can make as a director because it will come out the PSA budget. Mike Palazzola suggested that it might be a good idea that the condos are the same. Debie Truckey said she would look into it.

Correspondence: None

At 8:07 pm, Julia made motion to go into Executive Session, Dan Crispin seconded, motion passed.

Executive Session: Meeting minutes are on file in the office

At 8:38 pm, Bob Randleman moved to go into regular session. Debie Truckey seconded, motion passed.

Julia Oas moved to adjourn at 8:39 pm

Respectfully Submitted,

Julia A. Oas

WMC Secretary