

**Wind Meadows Corporation**  
**Board of Directors Meeting Minutes – May 16, 2022 at 6:30 p.m.**

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, May 16, 2022, 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 Debie Truckey called the meeting to order at 6:38 p.m.

**II. Roll Call**

The following directors were in attendance in person or via Zoom: Debie Truckey, Claudia Simonson, Mike Palazzola, Memo Fachino, Jackie Kelble, Dan Crispin, Cary Anastasio, and Bob Randleman. Don Allen, Jessica Mazurkiewicz, and Katie White were excused. Carrie Amos of Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

**III. April 2022 Board Meeting Minutes**

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

**IV. April 2022 Financial Statement Reports**

The financial statement report for April 2022 was reviewed. There was a motion to accept the report as presented. 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. 84 Woodfield Ct. PSA I
- B. 41 Parkwood Ct. PSA II
- C. 12 Lakewood Ct. PSA III
- D. 16 Greenwood Ct. PSA IV
- E. 3 Sandalwood Ct. PSA IV (approved 4/28/22)

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

**VI. Open the Floor to Members**

- A. A resident of Sprucewood Court commented about a lawsuit filed against WMC. He explained his position for the lawsuit and his assessment of WMC's responses. He said that the information in the filing is publicly available if anyone wants it, and it is regarding their own rules.
- B. A resident of Birchwood Court commented about the pool hours being shorted by one hour during the month of August. She wondered why this occurred seemingly

without input from the LCC and why the pool would not be opened one hour earlier during that month.

- C. A resident of Pinewood Court also commented about the lawsuit and her opinion regarding the Board's past action.
- D. A resident of Greenwood Court commented on the basis for the lawsuit and his opinion regarding the Board defending it.
- E. There was no other business brought to the floor by members.

## **VII. Old Business**

- A. Meeting Task List. Brightview Update. Carrie Amos commented that while there have been a few hiccups with Brightview's performance, generally there has been positive feedback on Brightview.
- B. Wind Meadows Insurance Policy No. 5 and 6 Revisions. Claudia Simonson provided a redline of the revised policies against the old versions for the directors' reference. Several directors commented on various edits and made suggestions. There was a motion to accept the policies with recommended revisions. The motion was seconded and carried.
- C. Feeding the Birds Update. Memo Fachino discussed the Highly Pathogenic Avian Influenza (avian flu) that is widespread in Wisconsin, including in Racine County. [See <https://dnr.wisconsin.gov/topic/WildlifeHabitat/disease.html>] and information from WI Wildlife. He noted that some birds are not affected, for example, songbirds, and some are (raptors (especially bald eagles), shorebirds and waterfowl). He suggested that to mitigate the spread of disease, residents remove bird feeders and bird baths this year, but it is up to individual home owners. He also recommended that information be placed in the WMC newsletter. Debie Truckey requested saving space in the newsletter all summer for this educational purpose.
- D. Solar Panels Update. Claudia provided a description of the Wisconsin statutes on solar panel systems and permissible restrictions by homeowners' associations. She concluded that the statutes may allow for some restriction as long as they are not "undue", for example, restricting the placement of the solar panel systems to the roof of the requesting homeowner (not straddling the roof of the requesting homeowner's neighbor) or not a rank of solar collectors on the ground. There was discussion related to retaining the existing process or creating a new process that went solely through Carrie to the Board. There was also discussion related to revising the language in the Guidelines, Rules and Regulations (GRRs) which require that homeowners request permission of the ARC and that the Board approve any solar panel system. Claudia recommended that both the process and the GRR language remain the same. There likely would be few requests therefore retaining an existing process for consistency would be preferable, and would also minimize Carrie's burden. Secondly, retaining existing language in the GRRs would be appropriate because there is no need to limit the Board's approval to "location" when the law is vague regarding what undue restriction means. There was a motion to retain the existing ARC request process and language in the GRRs. The motion was seconded and carried.
- E. Guidelines, Rules and Regulations (GRRs) Revisions. Claudia provided revisions related to 3 areas of the GRRs and a request related to another area of the GRRs.
  - a. Front Yard Ornaments. The issue related to front yard ornaments which was raised during the April meeting as well, was tabled for the may meeting.

- b. Approval of replacement windows and doors not being requested through the ARC. Based on a few homes in PSA 2 having replacement windows and doors that were not prior approved by the ARC and not in an approved WMC color, Claudia recommended that the Board provide direct, specific education to all homeowners on the requirement that is in the GRRs that homeowners seek and receive prior approval of all changes to doors and windows. There was some discussion about an existing policy inconsistent with the GRRs that states that if replacement windows and doors are of the same color no prior approval is required. The Board determined that no vote was required to revise the policy to be consistent with the GRRs, and that a specific letter to all residents, as well as a notation in the WMC newsletter, was appropriate.
  - c. Prohibition on storage of cars on blocks in the SFHs. No homeowners, with the exception of those in the Single Family Homes and Village Homes, may park vehicles overnight in their driveways. There is a restriction in the GRRs on certain vehicles that may not be stored in driveways longer than 24 hours, although there is no language related to the operable condition of the vehicle. The proposed edit would prohibit storage of cars on blocks. There was discussion related to the duration of the restriction and an amendment that included “ramps”. One PSA 4 director preferred that he be able to communicate with his residents regarding such a violation rather than impose the restriction. There was also discussion about what constituted a “covered parking area” and whether that might be a temporary structure. There was a motion to approve the edit related to prohibiting vehicles on blocks or ramps longer than 24 hours unless in an enclosed garage or permanent carport. The motion was seconded and carried.
  - d. Edits to the Pool GRRs related to identifying the pool decision maker and related to glass and other breakables. This draft includes an edit renaming the party responsible for pool decisions from “Site Manager” to “Management Company Representative”. It also includes a “their” pronoun, which will be updated throughout the GRRs as edits are made on an on-going basis. This revision also incorporates glass goggles and other breakables like ceramics to the to the existing restriction of glass containers in the pool area. There was a motion to approve the edits to the pool GRRs as revised. The motion was seconded and carried.
- F. There was no other old business brought to the floor to discuss.

### **VIII. New Business**

- A. Walking Path Liability/Responsibility. Jim Kroll was not present, but previously provided the Board with copies of the recorded easement for the walking path. There was discussion about what part of the walking path the easement affected, and whether any part of the walking path is still the responsibility of WMC or whether the Village has assumed all responsibility for the maintenance of the path. Debie and Carrie will follow up with Jim.
- B. Pool Hours. The May 2022 WMC Newsletter contained an update to the pool hours for open swim for the period August 15-September 10: weekdays, open swim will be from 11 am-7 pm and weekends, from 10 am-7 pm. Memo sought clarification of the change in open swim pool hours without prior approval of the Board; the GRRs require that the pool be open until 8 pm every day the pool is open. Debie said that in the course of finalizing the management contract, the terms for pool hours were

changed. She said that WPI noted that keeping the pool open until 8 pm during the last month the pool is open was a hardship for the lifeguards who cannot close down and clean the pool until all residents leave after closing, sometimes taking another hour. It can be dark when the lifeguards leave. When there is a private evening party, it may be much later. The objective for the change was to not jeopardize the lifeguards' safety. Debie noted that the change could have been communicated better. She said they did look at the number of residents total who used the pool during the last hour of the day between August 15 and when the pool closed for the year, and it was very few. Memo suggested that the pool open an hour earlier during the period August 15-September 10, that the aquacise group be consulted, and that WPI inquire about covering that earlier hour with lifeguards. Debie suggested alternatively that the pool stay open one extra day, i.e. September 11, 2022, from 10 am-7 pm. TJ Orth thought that opening earlier in the day or staying open one day longer would be effectively a wash in the budget, and if open a day longer, the weather might be an issue; also, lifeguard availability for either is a complete unknown. Bob recommended leaving open swim pool hours as they have now been finalized for 2022, and to be mindful of these hours when setting the pool budget for 2023. A motion was made to maintain current schedule for the period August 15-September 10, weekdays from 11 am-7 pm and weekends from 10 am-7 pm; and for the Board to revisit pool hours in the 2023 budget. The motion was seconded and carried.

- C. Pool emergency Lights. Mike investigated under WI law whether emergency lights were needed in the pool area. TJ Orth thought that under state law and regulation the pool was likely grandfathered in, but would confirm and follow up.
- D. Food Truck Discussion. Memo followed up on requirements imposed by the city, the village, or WMC regarding renting a food truck. Neither the city nor the village have any restrictions on renting a food truck. Bob asked whether Racine County has any restrictions. Mike noted that the village is no longer tied to Racine County Public Health. Memo asked how and when residents should advise WMC about food truck rentals. Debie responded that residents should inform WMC in advance if they rent a food truck that will be parked at the Leisure Center, but that it was not necessary when a truck would be parked at your home; emailing Carrie would be adequate. Mike stated that the Leisure Center circle is a fire lane and suggested developing some guidelines on parking generally.
- E. Special Limited Membership. Carrie noted that WMC has one Special Limited Membership, and they are interested in renewing. There was a motion to approve the renewal. The motion was seconded and carried.
- F. There was no other new business brought to the floor to discuss.

## **IX. Committee Reports**

- A. LCC report. Linda Johnson requested that for future meetings the LCC report be moved up in the Agenda, and the Board agreed. Linda reported the LCC's requests and recommendations:
  - a. LCC requests to sell the tempered glass table from the pool deck. There was discussion regarding the table and agreement that it should be sold. Jackie offered to handle the sale of the table, and Linda accepted. There was a motion to sell the table. The motion was seconded and carried.
  - b. LCC proposes to move 2 unused tables from storage and placed under the wind sails.

- c. For the lower level of the LC, LCC proposes use as a multi-purpose room. Thus, recommending removal of all carpeting, but opting for mid-grade LVP or vinyl tile; additional quotes may be necessary. They recommend removal of the office wall, installation of mirror on the west wall, and repainting the remaining walls and the ceiling. Finally, they recommend possible renting of exercise equipment. Bob suggested that the LCC get some quotes for the work they are recommending.
- d. Event list. LCC has eliminated the Halloween and Christmas decorating contests and will provide a revised event list for the June Board meeting.
- e. LCC recommends promoting use of the clubhouse on the website, in the WMC newsletter, and in an annual email to residents.

**X. Correspondence:**

- A. There was no correspondence brought to the floor for discussion.

**XI. Motion to go into Closed Session**

- A. There was a motion to go into a brief closed session at 8:32 pm. The motion was seconded and carried.
- B. There was a motion to return to open session at 8:52 pm. The motion was seconded and carried.

**XII. Adjourn**

There being no further business before the Board, the meeting was adjourned at 8:52 pm.

The next meeting date is scheduled for Monday, June 20, 2022, at 6:30 p.m. in person at 101 Bayfield Drive, LC clubhouse and with Washington Properties, Inc. by video/conference call through Zoom.

Claudia Simonson  
Secretary