

Wind Meadows Corporation
Board of Directors Meeting Minutes – August 15, 2022 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, August 15, 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 6:32 p.m.

II. Roll Call

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

III. July 2022 Board Meeting Minutes

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

IV. July 2022 Financial Statement Reports

The financial statement report for July 2022 was reviewed. There was a motion to accept the report with the following changes: reclassify the cost center code for the We Energies expenses for Leisure Center-Pool (80%) and Leisure Center-Common Area (20%). Clarify why PSA I and PSA VII had Leisure Center party reimbursements reflected on their financial reports. 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. 7 Cedarwood Court	PSA 4
B. 6 Redwood Court	PSA 4
C. 4 Birchwood Court	PSA 4 (preapproved 7/26/22)
D. 26 Lakewood Court	PSA 3
E. 143 Lakefield Court	PSA 1
F. 83 Woodfield Court	PSA 1
G. 84 Woodfield Court	PSA 1 (preapproved 7/21/2022)
H. 88 Woodfield Court	PSA 1

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

VI. Committee Reports

A. Leisure Center Committee (LCC) Report. Linda Johnson shared that the coordination of the Board approved events is underway. The Picnic and Paddle Party invitation was sent out in the newsletter and by email to all Wind Meadows (WM) residents. The WMC Annual Picnic invitation will be sent out in the September newsletter and by email to all WM residents. Linda shared that mostaccioli, meatballs, and chicken will be served at the picnic, a bouncy house was donated by Jessica Mazurkiewicz, a corn hole set is being created and donated by Don Gloo, and Carmen Gaspero will share a bag toss game at the event. A 50/50 raffle

will be held, and proceeds will benefit the Leisure Center budget. The following recommendations from the LCC were shared: A WM resident that is interested in starting a yoga club and a cooking class would like to share this information to gauge interest in these two activities through the WM newsletter, the pool closes on a Sunday at the end of the season rather than on a Saturday going forward, and the proposed renovation to the lower level of the Leisure Center be considered. Debie shared that she and Bob will consider the cost presented by the LCC for this renovation (\$8662.00) when drafting the 2023 Leisure Center operating budget.

VII. Open the Floor to Members

A. There was no other business brought to the floor by members.

VIII. Old Business

A. Meeting Task List. Carrie Amos shared that there were several pending items on the list. Reminders will be sent to those that are to help with these tasks.

B. Revisions to Guidelines, Rules, and Regulations. All passed without opposition.

1. Trampoline Placement: the following motion was made by Mike Palazzola, Part C, Section 2 (d) Trampolines (1) "Patio, Manor, Village, Garden, and Prairie Meadow Homes. No trampolines of any kind are permitted." (2) Single Family Homes. "Trampolines, either temporary or permanent structures, are permitted only with BOD approval and are only permitted in back yards no closer than 10 feet of any property line." The motion was seconded and carried.
2. Change front yard to front Common Area: the following motion was made by Mike Palazzola, Part C. Section 4, (b) "Manor, Patio, Village, Garden, and Prairie Meadow Homes. "Homeowners are permitted to have no more than four (4) decorative ornaments in a unit's front common area, including but not limited to door ornaments, planters, pots, landscape ornaments, decorative stakes, statues, sculptures or other decorative items." The motion was seconded and carried.
3. Change removable solar lights, add how many, and change the front yard to the front common area: the following motion was made by Memo Fachino, Part C, Section 14, (b) Removable Lighting, (1) "For Manor, Patio, Village, Garden, and Prairie Meadow Homes, up to six (6) removable lights, for example, solar lights are permitted in front common areas." The motion was seconded and carried.

IX. New Business

A. Formalize the mission, vision, and values of WMC. Mike Palazzola shared that he would like to create a subcommittee to set standards/guidelines reflecting the mission, vision, and (core) values of WMC. Debie made a motion to support a subcommittee that will be created by Mike Palazzola and Katie White for this work. This motion was seconded and carried.

B. Other New Business

There was no Other New Business brought to the floor to discuss.

X. Adjourn

There being no further business before the Board, the meeting was adjourned at 7:16 pm.

The next meeting date is scheduled for Monday, September 19, 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.

Respectfully submitted by Carrie Amos, WPI
WM Project Manager