

**Wind Meadows Corporation (“WMC”) Board Meeting
January 17, 2022
Annual Meeting Minutes**

- I. **Call Meeting to Order.** President Debie Truckey called the meeting to order at 7:00 p.m. The meeting was held at the Leisure Center, 101 Bayfield Drive, Racine, WI 53402 in person and via video conference call through Zoom.
- II. **Introduction of the 2022 Directors.** President Debie Truckey introduced the 2022 Board of Directors, who also identified themselves.
- III. **Announce Slate of Officers, Elect Officers.** A vote to approve the slate was conducted during the Board Meeting. The following slate was approved: Debie Truckey, President; Bob Randleman, Vice President; Claudia Simonson, Secretary; Cary Anastasio, Treasurer.
- IV. **Roll Call, Secretary.** Board Members present: Debie Truckey, Don Allen, 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.
- V. **Welcome, President.** President Debie Truckey welcomed all members present. There were 33 members present in person and by Zoom. Three (3) members in attendance through Zoom could not be identified by the abbreviated identification on their electronic device so they were not considered as part of the quorum.
- VI. **Review and Approve January 19, 2021 Annual Meeting Minutes; President: entertain motion to approve.** There was a motion to approve the minutes of the 1/19/21 Annual meeting as presented. The motion was seconded and carried.
- VII. **Treasurer’s Report; 2021 P&L Report; President Debie Truckey: entertain a motion to approve.** Treasurer Cary Anastasio reported on the 2021 Operating Budget:
 - PSA 1-PSA 8 budgeted a grand total of \$363,537.00 for 2021 expenses. Actual expenses totaled \$385,277.11. This shows a total deficit of \$21,740.11. The unexpected increase of \$21,203.63 to the Wind Meadows insurance policy for the PSAs’ coverage is a direct reflection of this deficit. Assessment delinquencies also directly affect the PSA accounts with \$1,987.00 not paid in 2021. PSAs used capital reserve to offset the insurance deficit and/or maintenance deficits to balance their specific PSA checking account for 2022. The increase to monthly assessments in 2022 will cover the insurance this year.
 - Administrative budgeted \$127,244.00 total for expenses. Actual spent was \$123,146.72. This shows a surplus of \$4097.28.

- Leisure Center budgeted \$152,544.00 total for expenses. Actual spent was \$152,801.43. This shows a deficit of \$257.43.
- LC/CA Capital Reserve budgeted \$29,300.00 to be transferred to the reserve account for future long-term projects. Actual balance with interest included was \$29,400.71 transferred to reserves.

There was a motion to approve the 2021 P&L report as submitted. The motion was seconded and carried.

VIII. **2021 Annual Report, President.** President Debie Truckey gave the annual report, providing highlights from the report and recognizing residents for their contributions to the Wind Meadows Community. A copy of the report will be posted to the WMC website.

IX. **Motion to Open the Floor for Member Comments/Concerns.** A motion to open the floor to member comments and concerns was made. The motion was seconded and carried. The following is a summary of member comments and concerns raised at the meeting:

- A resident of West Parkfield Court asked whether the annual report would be sent to all members. The Board responded that it would.
- A resident of Sandalwood Court asked what was spent during 2021 in PSA IV. The resident commented on what he considered to be the poor condition of the center circle. He was also concerned about Reliable's performance. He wanted to review a copy of the Brightview contract. The PSA IV Board directors responded in detail regarding the common area landscaping. WPI will share the Brightview contract with him, with certain terms redacted.
- A resident of Stonewood Court was concerned about the insurability of the condos. She asked what the insurance policy covered, whether the biggest concern was that the condos could burn down, and if that was a bigger concern for the condos than for a SFH? She also asked hypothetically about water leaking down a condo's foundation, whether that would be WMC's responsibility. If the condos become uninsurable, then what? Finally, she asked how she could view the WMC policy. The Board responded: The policy covers the outside of the condos (the outside and the frame), whereas residents are responsible for the inside including any personal property that they might have. This was set up in the Declarations. As the properties became older, and with fire risk, insurance has become harder to obtain and keep. The risk to a SFH is different than for a building that has 2-3 homes connected: if a SFH caught fire that would be it; but if a 2-3 home residence caught fire they would all be lost. Regarding the water and the foundation: yes, that would be the responsibility of WMC. We could at some point find ourselves in the difficult situation where we are uninsurable, at which point we would self-insure. To see the actual policy, ask Carrie, who can provide a redacted copy.

- A resident of Greenwood Court commented: what caused increased insurance risk? The Board responded: natural aging of buildings. These condos are 44 years old, with shake siding. The setting is dense tree growth. If there were a fire, the fire would spread. There has never been a fire incident, but it takes just one, and the repair/replacement cost would be prohibitive.
- A resident of Pinewood Court congratulated the new directors of PSA IV; and commented on the request to use the lower level of the Leisure Center for Zumba classes; she suggested the use of a release. She also agreed with the previous resident who remarked on the condition of the Sandalwood island.
- A resident of Lake Meadow Drive commented on whether the pool would be open more this year given the Leisure Center budget. The Board responded that one factor affecting the pool being open was the availability of lifeguards. The pool schedule was 6/15/21-9/15/21. This year around Labor Day the pool closed early due to a resident inadvertently dropping glass goggles into the pool. The resident also commented regarding the status of PSA IV mailbox bank repairs. The PSA IV director responded that the repairs are underway, weather permitting.
- A resident of Parkwood Court questioned why it took so long to change landscape contractors. The Board responded that we now have a new contractor and are now moving forward. The Board reiterated that all questions and concerns be directed to WPI and to the directors rather than to the grounds crew.
- A resident of Greenwood Court asked why the abbreviated report for November and December 2021 did not show liabilities. The Board's response was that the handout was a summary document; all residents will receive the 2021 P&L report and it will be posted on the WMC website.

X. **Motion to Adjourn.** There being no further business, the Annual Meeting was adjourned at 8:04 p.m.

Claudia Simonson
Wind Meadows Corporation Secretary