

Wind Meadows Corporation
Board of Directors Meeting Minutes – November 20, 2023 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, November 20, 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, Herb Beighley, Meg Richardson, 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 October were reviewed. Memo Fachino made a motion to accept the minutes. The motion to accept the October minutes was seconded and carried without dissent.

IV. Financial Statement Reports

The financial statements for October were presented and reviewed. Cary Anastasio shared his financial report. Bob Randleman made a motion to accept the October financial statements. The motion was seconded and carried without dissent.

V. Open the floor to members

Memo Fachino made a motion to open the floor to members. The motion was seconded and carried without dissent. The following comments were brought to the floor during the open comment period:

- A. A resident of E. Parkfield Court commented regarding the location of the Brightview snow equipment at the Leisure Center parking lot. Carrie Amos responded that the snow equipment is being moved to spaces further south within the parking lot so they are out of the line of sight from the back of his unit. The resident had some suggestions for other locations offsite where the plow could be stored, and the Board suggested that he email those to Carrie.
- B. A resident of Parkwood Court commented regarding the clock in the Leisure Center having needed a new battery for a long time, although it has since been resolved. Carrie Amos responded that the clock was damaged in the back but with the damage fixed and the battery in correctly it is now working.

VI. Close the floor to members

With no further business brought to the floor by members, Memo Fachino made a motion to close the floor to members. The motion was seconded and carried.

VII. Architectural Review Committee (ARC) Proposals

The following change application was discussed, which was previously approved by the Board by email on 10/25/23 upon recommendation of the ARC:

- A. 114 Woodfield Court PSA I

No further action by the Board is needed to approve this ARC request.

VIII. Committee Reports

- A. LCC. On behalf of Linda Johnson chair, Don Allen provided the LCC report:
1. Leisure Center Holiday Decorating. The LCC will be decorating the Leisure Center for the holidays on December 7, 2023 starting at 4:30, and welcomes all interested members to join them!
 2. Leisure Center Lower Level Activities. The LCC requests that the Wind Meadows Newsletter for January and February 2024 include a LC Lower Level Activities flyer. Carrie Amos confirmed that January and February could include LC LL activities.
 3. LCC New Members. The LCC will solicit new members for 2024 and will provide notice in the February and March Wind Meadows newsletters. Carrie Amos confirmed that the LCC new member solicitation will be on the March Board agenda.
 4. Trivia Night Update. Trivia Night was held on 11/17/23 and all reports are that it went well and was a lot of fun!
 5. Tennis and Pickleball Court Update. The painting will occur in May 2024, weather permitting. There will be additional work done prior to painting that could not be done due to poor weather this fall.
- B. Election Committee. Claudia Simonson noted that each year the Board appoints an Election Committee. This year, there will be three members to be re-appointed (Anne Stoltenburg as chair; Angie Burwell, and Mare Wheeler) and two new members appointed (Mary Chovan and Corrinne Merry). Marci Boucher made a motion to accept the appointments for this year's Election Committee. The motion was seconded and carried without dissent. The Board thanks all the members for their service on this committee!

IX. Old Business

- A. Follow up on resident comments and Board inquiries:
1. There was no comment made during the open comment period during the October Board meeting.
 2. There was no written correspondence to the Board.
- B. 2024 Budget Mailing for All PSAs. During the October Board meeting, the Board approved the Budget mailing, but had not yet provided the individual PSA HOA dues. In the meantime, each PSA director has now approved by email the HOA dues for their PSA. No further action by the Board is needed to approve this mailing.
- C. Revised Pool Rules and Regulations for Pool Guest Fees. The Board discussed a draft revision to the Pool Rules and Regulations related to pool guest fees as a result of having voted to require a guest fee of \$3 for all guests at the pool and the tennis and pickleball courts. Because the draft language did not convey the

October agreement clearly, the matter was tabled for revision and discussion in February 2024.

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

X. New Business

- A. PSA II Special Assessment. Claudia Simonson discussed the purpose of the proposed \$295 special assessment for PSA II, that the HOA dues in PSA II will remain at \$295 for 2024, and the due date for the payment of the special assessment. The plan for the proposed special assessment was run past the residents of PSA II for their input and there were only a few comments and those were positive. There was some discussion by the Board related to a PSA director's control over their budget, and whether special assessments or increasing HOA dues was the better course. Claudia said that likely, both would be required, given the demands from both transfers to LC/CA/Admin and costs in the individual PSA. Dan Crispin made a motion to approve the proposed PSA II special assessment. The motion was seconded and carried without dissent.
- B. Legal Matter, Statement of Admission. Claudia Simonson provided an update on the lawsuit filed against WMC by one of the WMC residents. The matter has been settled and the lien filed against the resident has been paid by the resident. She gave a brief history of the matter and read the handwritten admission that the resident prepared and signed: "I, [member's name], acknowledge that WMC (Wind Meadows Corporation) had the authority to order removal of the structure, and to assess fees and place a lien on my property for a failure to do so. Dated this 22nd day of September 2023." She noted that the Board defended the lawsuit to defend its Bylaws which were the basis for the lien. She noted that WMC has not made any decisions related to how the association will cover its attorney fees.
- C. Bylaws Revision. Claudia Simonson discussed a draft revision to the Bylaws related to recovery of attorney fees when WMC defends a lawsuit filed by an owner, member, or lessee. The Bylaws are also revised to permit WMC to request the Court to order attorney fees from them regardless of WMC's success in defense of the lawsuit or pursuit of a lawsuit to enforce the Declarations, the Bylaws, or the Guidelines, Rules, or Regulations. Claudia noted that the revisions were reviewed and edited by WMC's outside counsel. The Board's approval of the revisions was needed so that they could go into the Annual Meeting packet that will go out on 12/4/23. The Board discussed the language at length. Bob Randleman made a motion to approve providing the revised Bylaws language to the membership in the Annual meeting packet. The motion was seconded. A roll call vote was conducted, and the motion carried with one dissent from Mike Palazzola.
- D. There was no other new business brought to the floor to discuss.

XI. Correspondence

There has been no correspondence brought to the floor for discussion.

XII. Adjourn

There being no further business before the Board, Bob Randleman made a motion to adjourn; and the meeting was adjourned at 7:40 p.m.

The next **Board Meeting** will be the **Annual Meeting**, scheduled for Monday, January 15, 2024, at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse, and with Washington Properties, Inc. by video/conference call through Zoom.

Carrie Amos
WPI Project Manager