

**Wind Meadows Corporation
Annual Meeting Minutes
January 30, 2023 at 7:00 p.m.**

The Annual meeting of the Wind Meadows (WM) Board of Directors was held on Monday, January 30, 2023, at 7:00 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

Vice President Bob Randleman called the meeting to order at 7:02 p.m.

II. Introduction of the 2023 Directors

Vice President Bob Randleman introduced the 2023 Board of Directors, who also identified themselves.

III. Slate of Directors announced and election

Elections Committee chair Anne Stoltenberg presented the slate:

President: Claudia Simonson; Vice President: Bob Randleman; Secretary: Jackie Kelble; and Treasurer: Cary Anastasio

She asked whether there were any additional nominations. There being none, there was a motion made by Dan Crispin to elect the Slate of Officers as presented. The motion was seconded by Bob Randleman and carried.

IV. Roll Call

The following directors were in attendance in person or via Zoom: Don Allen, Marci Boucher, 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 Members

President Claudia Simonson welcomed all members present. There were 38 members present in person and by Zoom and 4 members represented by proxy for a total of 42 members in attendance.

VI. Meeting Minutes

A. November 2022 Board Meeting Minutes

The regular Board of Directors meeting minutes from November 2022 were reviewed. There was a motion made by Bob Randleman to accept the minutes as presented. The motion was seconded by Dan Crispin and carried.

B. 2022 Annual Membership Meeting Minutes

There was a motion made by Bob Randleman to approve the minutes of the 1/17/22 Annual meeting as presented. The motion was seconded by Memo Fachino and carried.

VII. Treasurer's Reports

A. November 2022 Financial Report

The financial statement report for November 2022 was reviewed. There was a motion made by Memo Fachino to accept the November financial report as presented. The motion was seconded by Dan Crispin and carried.

B. December 2022 Financial Report

The financial statement report for December 2022 was reviewed. There was a motion made by Memo Fachino to accept the December financial report as presented. The motion was seconded by Dan Crispin and carried.

C. 2022 Profit and Loss Statement – All departments

There was a motion made by Memo Fachino to approve the 2022 P&L report as submitted. The motion was seconded by Dan Crispin and carried.

VIII. 2022 Annual Report Highlights

President Claudia Simonson 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. 2023 Annual Month-to-Month Scheduled Tasks

Carrie Amos provided a description of the annual scheduled task list 2023

X. Bylaws Revisions

Claudia Simonson described the three (3) Bylaws revisions that were provided in advance of the Annual Meeting to the membership; the floor was opened to member comments and concerns. There was a motion to close comments and proceed to a vote of the membership. The motion was seconded and carried. The vote to adopt the Bylaws changes as written was thirty seven (37) in favor, five (5) opposed and five (5) members in attendance abstained from voting.

XI. Open the Floor to Members

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. A resident of Lakefield Court commented regarding the new bylaw change that would affect how many rental properties can be in each PSA. He asked that the current leased units in each PSA be grandfathered in as of January 2023 until sold.
- B. A resident of Parkfield Court commented on the new bylaw change asking for clarification regarding how many units per owner can be leased.
- C. A resident of Woodfield Court expressed concern with ice on courts in PSA 3 and the village forgetting part of Lakeview Drive. Carrie will reach out to Brightview regarding the ice issue.
- D. A resident of Greenwood Court posed a question of why the balance sheets do not include building and building improvements accumulated depreciation. The resident also expressed concern of residents not picking up their dogs waste on Greenwood Court. A reminder to residents was added to the February newsletter.
- E. Resident of 131 & 132 East Parkfield Court expressed concern of plows being parked "in his backyard" (leisure centers parking lot). Carrie let him know this is a normal occurrence during snow season.

- F. A resident of Ironwood Court asked a question of what the plans are to upgrade the leisure center etc. Carrie shared we just contracted with a company to complete a reserve study and she met with them 1/20/23. Will share the report when it is presented.
- G. A resident of Redwood Court asked if this was for common areas as well or just the leisure center. Carrie confirmed this is just for the leisure center.

XII. Adjourn

There being no further business, the Annual Meeting was adjourned at 8:15 p.m.

Jackie Kelble
Secretary