

Wind Meadows Corporation
Board of Directors Meeting Minutes – June 20, 2022 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, June 20, 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 6:30 p.m.

II. Roll Call

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

III. May 2022 Board Meeting Minutes

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

IV. May 2022 Financial Statement Reports

The financial statement report for May 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:

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| A. 114 Woodfield Ct. | PSA 1 |
| B. 25 Lakewood Ct. | PSA 3 |
| C. 1 Deepwood Ct. | PSA 5 |
| D. 11 Ironwood Ct. | PSA 7 |
| E. 6 Sprucewood Ct. | PSA 7 |
| F. 9 Sprucewood Ct. | PSA 7 |
| G. 7 Greenwood Ct. | PSA 7 |
| H. 7 Greenwood Ct. | PSA 4 (approved 6/3/22) |
| I. 9 Pinewood Ct. | PSA 4 (approved 5/25/22) |

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

VI. Committee Reports

A. LCC Report. Linda Johnson reported the LCC's requests and recommendations:

- a. Request regarding placing a swing set on common area near the pool. The LCC recommends that the Board send a letter to residents gauging their level of interest. Memo Fachino said that it seemed like the swing set request originated with residents. Linda said that the LCC did not know how many residents indicated an interest. Debie Truckey asked where the swing set might be located. Linda said the LCC had not discussed it in detail because they did not know level of interest. Mike Palazzola and Memo agreed it may be good to explore further, and the rest of the Board concurred. Carrie will send out an email.

- b. The LCC has expressed concern about the condition of the garden circle at the entrance to the LC and asked whether Brightview could maintain it. Previously the Garden Club maintained the garden circle, but the Garden Club disbanded with the pandemic. Bob Randleman suggested that the Board solicit participation from residents with gardening skill and interest in maintaining the garden circle and would fund it. The Board concurred. Carrie will send out an email.

VII. Open the Floor to Members

- A. A resident of Woodfield Court commented regarding an ARC proposal pending Board approval. She proposes removing invasives and planting native trees in their place in the common area, and mulching. She said the area is gray and unattractive during the winter, so she would like to increase the appeal of the area. Discussion with the ARC Chair and members of the Board followed. The ARC has recommended approval of the request. The ARC Chair described the process for restoration the homeowner has proposed and spoke about how the landscaper will access the area. She also said that the approval letter would address restoration. Debie Truckey expressed concern that bobcats might damage trees previously planted and that those smaller trees must be restored. The homeowner stated that there were no other access points to the area. The ARC Chair noted that the landscaper needs six feet and the homeowner, and the ARC Chair agreed the route should be marked.
- B. There was no other business brought to the floor by members.

VIII. Old Business

- A. Meeting Task List. Carrie Amos described the status of the task list.
- B. Final Draft, WM Insurance Policy 5 & 6 Information for Approval, Claudia Simonson, Jim Kroll, and Bob Randleman. Claudia Simonson noted that the policy drafts were the revision of the revised draft prepared for last month's meeting. There was a motion to approve policies as revised. The motion was seconded and carried.
- C. Consider Draft Food Truck Verbiage, Mike Palazzola. Mike noted that food trucks are now permissible in the Village. During the May Board meeting, the Board agreed to devise rules for food trucks. Based upon Mike's draft rules, Carrie wrote a WMC policy. Bob recommended that the WMC policy be run past Compass, the WMC insurance agent, so the Board knows whether WMC is subject to any liability. Carrie will discuss with Compass. The policy will be table to the June meeting.
- D. Consider Guidelines, Rules, and Regulations (GRRs) Revisions, Claudia Simonson. Two areas of the GRRs were revised further after the May meeting:
 - a. Vehicle Parking Restrictions. Claudia noted that based on discussion in the May meeting and language that Mike provided from the Village ordinances, the revisions to this section were further revised to include: "consistent with village of WP ordinances." Memo stated that that was redundant, because everything WMC does should be consistent with the ordinances, and that would put WMC in the position of enforcing the ordinances. Bob recommended deleting that clause. The Board agreed to the deletion.
 - b. Glass by Pool Restrictions. Claudia noted that based on discussion in the May meeting, the revisions to this section were further revised to include: "their."There was a motion to approve these two areas as revised. The motion was seconded and carried.
- E. Other Business: Debie and Carrie brought to the attention of the Board an issue related to Clubhouse reservations and pool closures when the air temperature is below 65 degrees. Debie and Carrie described a recent occurrence when a resident reserved the Clubhouse, but the pool had been closed because the air temperature was colder than 65 degrees. WPI notified residents that the pool was closed, but because there had been a Clubhouse reservation, the pool was available through that private party, and residents complained. The

issue is how should Clubhouse reservations be managed going forward when air temperatures are below 65 degrees? Should both partygoers and residents be excluded from the pool? This concern only applies to Clubhouse parties, not to private pool parties, which would continue to occur despite the lower air temp. Directors questioned why the air temperature cut off is 65 degrees. Debie suggested that TJ Orth investigate a different rationale for pool closure. The Board agreed that no changes would be made at this time to the Clubhouse reservation contract.

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

IX. New Business

- A. Consider Revision to Policy .007 Special Limited Membership. Carrie provided background on the application for Special Limited Membership by the family in North Bay, and that currently WMC has one Village of Wind Point Special Limited Membership. She suggested the option of revising the policy to offer to North Bay residents. Bob stated that the Bylaws currently only permit Special Limited Membership by Village residents.
- B. Walking Path Liability/Responsibility, Jim Kroll. Jim provided a description of the ownership of the walking path running at various points through WMC property, as well as a chronology of the WMC Memorandum of Understanding with the Village, and the easements for that walking path between SC Johnson and the Village and WMC and the Village. Maintenance of the walking path is critical; WMC is interested in limiting its financial responsibility and liability. Bob suggested that Carrie discuss liability issues with Compass. Debie and Jim will follow up on the Village-WMC easement with Village president Susan Sanabria.
- C. Digital WMC Membership Cards. Memo noted that WMC residents currently have physical laminated paper membership cards, required for LC access and fishing in Meadow Lake. Carrie must prepare the cards, sometimes multiple times because residents often misplace them and need a replacement. Memo recommended a digital alternative and offered to create a template. The Board concurred.
- D. There was no other new business brought to the floor to discuss.

X. Correspondence

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

XI. Adjourn

There being no further business before the Board, the meeting was adjourned at 8:05 pm.

The next meeting date is scheduled for Monday, July 18, 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