

Wind Meadows Corporation (“WMC”) Board Meeting
February 16, 2021
Minutes

Roll Call of Board Members

PSA I- Debie Truckey, Maneeka Decker, PSA II- Jim Kroll, PSA III- Joe Maurer, PSA IV- Linda Johnson, Memo Fachino, Julia Oas, PSA V- Dan Crispin, PSA VI- Cary Anastasio, PSA VII- Katie White, PSA VIII- Bob Randleman

Number of Members present: 37

- I. Call Meeting to Order President Linda Johnson called the meeting to order at 7:00 pm via a Zoom conference call due to COVID-19 restrictions. Roll call was taken and all WMC board members were present for the meeting.
- II. Approval of the January 2021 WMC Board Meeting Minutes: Bob Randleman made a motion to accept the minutes and Debie Truckey seconded the motion. Motion Passed.
- III. Financial Statements/Treasurer’s Report: Cary Anastasio presented the Treasurer’s report

Profit and Loss statement

- Wind Meadows Corporation ended January 2021 with a positive net income of \$36,280 which is over budget by \$21,941.
- Reasons for variance from budget
- Prepaid assessments of \$25,763 - positive variance
- LC property taxes paid for entire year - \$2,753 negative variance
- Snow removal over budget by \$1,690—Carrie will check on the format, it seems that the 12-month break down was not created for the budget which should be adjusted.

Balance Sheet

- Reserve net income under budget by \$1,260 due to tree removal PSA8
- note that we do not budget for capital expenses

Hess Tree Fund

- New contributions in January and December

Bob Randleman motioned to accept the report and Jim Kroll second the motion. Motion Passed.

- IV. ARC Proposals:
 - a. PSA4, 3 Birchwood: ARC recommends approval
 - b. PSA7, 4321 Lake Meadow Drive: ARC recommends approval

Bob Randleman made a motion to approve the ARC recommendations, and Dan Crispin seconded the motion. Motion passed.

V. Old Business:

- a. Task List: At one time Ellen Peters came to the board and recommended a Task list. We will be creating a task list.
- b. Transfer Fee: Linda Johnson made a motion to add condition reflected in section (d) of the Transfer of Property Rules and Regulations of the Capital Contribution Transfer fee. Jim Kroll second the motion and the motion passed.

Effective 1/1/2021, Each time ownership of a home is transferred from one party to another, in whole or in part, including purchase, sale, foreclosure, tax foreclosure, land contract, or the taking of a deed in lieu of foreclosure, the transferee of the property shall pay a capital contribution transfer fee of \$400.00 to Wind Meadows Corporation (WMC). Each transfer fee shall be deposited by WMC into the Leisure Center Common Area Capital Reserve account fund. Notwithstanding anything herein to the contrary, the following transfers are exempt from paying the fee; (a) when the transfer is to or from a trust where the sole beneficiary is the donor and owner or (b) when the transfer is solely between a legally married couple or (c) when the transfer is solely between a parent and his, her or their child or **(d) when a current Wind Meadows Corporation homeowner moves to another home within the Wind Meadows Corporation.**

VI. Committee Reports:

A. By Law Committee:

- PSA1 Director Representations- The board discussed PSA I Director Decker's request to split PSA I into requiring that one Director be a resident of Woodfield Ct. and the other Director be part of Lakefield Ct. or West Campus Ct. The recommendation of the by law committee was against making a different PSA or splitting by residence.
- Solar Panels: Recommend the Rules and Regulations be amended to allow solar panels within WMC homes.
- Bob Randleman motioned that the by-laws be adopted as written, except for the addition of the following changes:
 - Jim's Kroll's non-substantive changes be added
 - The service of the by-laws to members be "delivered" to members
 - Solar panel prohibition be removed

B. ARC Committee: Review interested members lists for appointment in March 2021
Debi Truckey made a motion for the extension of three ARC terms that are due to expire in August 2021 to be extended to expire in March 2022. Memo Fachino seconded the motion. Motion passed.

C. LCC: Review interested members list for appointment in March 2021.

Decision to request a short bio from those wanting to be considered for open position on these committees and to answer why they want to be on the Committee.

VII. New Business

A. Annual Membership Recap:

At the January Annual Membership meeting, three members mentioned the Deepwood Drive Preservation Group and recommended that the board support the group. Three (3) board members were in favor of expressly supporting the group, three (3) board members were neutral and the remaining board members were silent.

B. Easement: Albert Kosterman who owns property at 4343 N. Main Street requested the Board to grant a 33' easement to give access to Deepwood Drive across the current spite strip owned by WMC. In November 2016 Mr. Kosterman had approached the board to consider a similar request for an easement. At that time, Mr. Kosterman wanted to build an additional home on his property. Wind Meadow Board contacted its attorney and Board members said at that time the attorney advised that Wind Meadow's covenants would require a vote of 2/3 of the members to approve an easement. Other members remembered that it would require a vote of 95% of the members of the Wind Meadow's Corporation.

Joe Maurer made an informal motion that the request from Al Kosterman be tabled until next meeting so that additional information could be gathered. The motion was supported by Debie. Linda stated that the subject be tabled until more information could be obtained.

C. Consideration of Separate Tennis Court Committee: Memo Fachino motioned that a member of the Leisure Committee be a tennis player. Debi Truckey seconded the motion. A roll call vote was called: Debi Truckey- yes, Maneeka Decker -yes, Jim Kroll-no, Joe Maurer-yes, Linda Johnson-yes, Memo Fachino-yes, Julia Oas-yes, Dan Crispin-no, Cary Anastasio-yes, Katie White-yes, Bob Randleman-yes.

D. LCC Tennis Court Supply Request:

Linda Johnson made a motion to buy three waste basket containers to be placed at the Wind Meadows tennis courts. Dan Crispin seconded the motion. Motion passed.

E. Other New Business

Public Comment: Three members of the WMC voiced opposition to the easement to Deepwood Drive.

VIII. Open Floor for Public Comment

The following members spoke; Kate Maurer, Margaret Fliss, Angela Franklin, and Kathy Gueldenzopf, each sharing their opinion about the Deepwood area. And John Polodna spoke in support of bios being sent in from parties interested in serving on committees.

IX. Correspondence

The Monday morning tennis group requested to play doubles tennis on the WM tennis courts again this summer. This group was approved for play. Carrie will email Lloyd Swager and Dave Easley to share the approval. A member sent an email requesting that the Board consider a newsletter insert asking that dog owners do not walk in the courts and let their dogs urinate on the snow-covered grass. The courts are common area so there will be no restrictions on dog walking in the courts.

X. Adjourn

Jim Kroll made a motion to adjourn the meeting and Dan Crispin seconded the motion. Meeting was adjourned at 8:06 pm.

Respectfully submitted,

Julia A. Oas
Wind Meadows Corporation Secretary