

Wind Meadows Corporation
Board of Directors Meeting Minutes – July 17, 2023 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, July 17, 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 6:30 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, Jackie Kelble, Herb Beighley, 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 June were reviewed. There was a motion to accept the minutes. The motion for approval was seconded and carried.

IV. Financial Statement Reports

The financial statements for July were presented and reviewed. Cary Anastasio shared his financial report. There was a motion made to accept the June financial statements. The motion was seconded and carried.

V. Open the floor to members

A motion was made to open the floor to members. The motion was seconded and carried.

- A. A resident of Pinewood Court read her comments about adding financials and other pertinent information to the agenda that residents receive prior to the monthly meeting. She said that providing this additional information would give residents detailed knowledge of what the Board would be discussing; would allow residents the ability to use their comment time better; may eliminate calls and emails to WPI; and increase transparency.

VI. Close the floor to members

With no other business brought to the floor by members. A motion was made to close the floor to members. The motion was seconded and carried.

VII. Architectural Review Committee (ARC) Proposals

The following change applications were presented.

- A. 94 Woodfield Court PSA 1
- B. 82 Woodfield Court PSA 1
- C. Common Area PSA 3

D. 43 E Campus Court	PSA 3
E. 16 Lakewood Drive	PSA 3
F. 9 Redwood Court	PSA 4
G. 10 Ironwood Court	PSA 7

A motion was made for Board approval to change applications for all of the above. The motion to approve was seconded and carried.

VIII. Committee Reports

A. LCC

1. Ice Cream Freezer Inventory. Linda Johnson reported that the cash box was only \$3 short this month. She noted that the cash box may need to be repaired or replaced. Memo Fachino suggested a replacement cash box. The motion to approve the cost for a replacement cash box was seconded and carried.
2. Lower Level (LL) Leisure Center Usage and Contract Update. LCC recommends marketing the LL space for use by social clubs. Suggested pricing to be 1-12 times for \$25, 13-24 times \$40 and 25+ times a fee of \$60. Persons renting club would be responsible for sweeping/ mopping the space. A motion was made to accept the pricing as is for 1 year and the pricing would be revisited. The motion was seconded and carried.
3. Ice Cream Vending Machine. Linda Johnson shared that a resident offered to buy a vending machine for ice cream under the condition that the resident would not be responsible for maintenance of the machine; that the machine be returned to them if/when they leave WM; and that the LCC provide a microwave oven and cart for additional use near the vending machine. The LCC expressed concerns related to hygiene and did not recommend accepting the resident's generous and kind offer. The Board concurred with the LCC.

IX. Old Business

A. Follow up on resident comments and Board inquiries:

1. A resident commented related to the Redwood Court pathway. The comment was that there had been an agreement with a developer to maintain the pathway, but it is now overgrown with weeds. The Board and WPI will look into how the pathway may be maintained under the current ownership of the nearby property.
2. An inquiry was made about whether BrightView will be trimming the shrubs. Carrie confirmed that Brightview will be handling this, and it was confirmed that trimming has been completed.
3. Two residents inquired about the pool guest fees. One resident commented on application of the guest fee to small children, asked about the honor system at the pool and whether the lifeguards were responsible for enforcing the fees, and suggested an alternate fee structure. Another resident recommended that the Board revisit the pool guest fees. The Board did revisit the pool guest fee during the last Board meeting and approved guest passes.

4. There were two pieces of correspondence to the Board, both of which were related to the pool guest fee: one provided an example of guest fees at another area pool and suggested an alternate fee structure for WMC's pool; the other suggested an alternate fee than the one the Board approved in February 2023. The Board sent responses on June 20th and 21st.
- B. 336 Deepwood Drive. Because in June the Board voted for Mike Palazzola and Marci Boucher to conduct a survey of interest to purchase 336 Deepwood to be sent to residents of PSAs I, II, III & V, but also to send as FYI to all members, but because 95% of all residents would be needed to approve such a purchase, a motion to rescind the motion for the survey of residents for interest in this property was necessary. A motion was made to rescind the motion for the survey was made. The motion was seconded and carried.
- C. Deck Railings Specifications, Update. An update was given on the revision to the deck railing specifications. Specification 201 was updated consistent with state building code and Specification 202 was no longer consistent with state building code and would be eliminated. All decks in existence are grandfathered in, but new decks, or modified or rebuilt decks, must meet the current code standards. A motion was made to approve Spec. 201 with an amendment to remove the reference to Spec. 202, and to eliminate Spec. 202. The motion was seconded and carried.
- D. There was no other old business brought to the floor to discuss.

X. New Business

- A. Bylaws Change, PSA V. There was proposed bylaw change for PSA V. The current Bylaws stated the PSA Director's term was a 3-year term with the initial term ending on an even-numbered year, instead of a 2-year term. With the correction, terms will begin with the odd-numbered years. After discussion this does not need to be distributed to the membership to be voted on now as it was just a typo. It will be voted on at the annual meeting.
- B. Vending Machine. Jackie Kelble suggested that a new vending machine be placed outside of lower level in place of the current non-working Pepsi machine to offer residents drinks/snacks. Carrie updated that she has reached out to Pepsi several times and they have not come to retrieve their machine. Carrie will reach out again. Jackie offered to reach out to vending companies to get an idea if WMC could rent a machine for the summer months.
- C. Agenda Packets for Members. The Board discussed providing the financial information and other attachments to residents in addition to the agenda prior to the meeting. The discussion centered the low demand for this information as evidenced by the few comments about it and the few requests of WPI for it; the exposure of private information in the financials, e.g. delinquencies; the availability of the information on the WMC website; the burden on WPI and the resulting cost to WMC to provide the additional information given that it would be a different packet from what WPI prepares for the directors. Interested members may continue to reach out to WPI or their PSA director and request the additional detailed information.

XI. Correspondence

There are three pieces of correspondence brought to the floor for discussion, all from one resident. The Board will respond in writing before the August Board meeting.

XII. Motion to go into executive session

A motion was made at 7:40 p.m. to go into closed session to update on a legal matter.

XIII. Motion to go back into Regular Business

A motion was made at 8:05 p.m. to go back into regular session.

XIV. Adjourn

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

The next **Board Meeting** is scheduled for Monday, August 21, 2023, at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse, and with Washington Properties, Inc. by video/conference call through Zoom.

Jackie Kelble
Secretary