

WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES - Monday, April 15, 2024 – 6:30 P.M.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, April 15, 2024, at 6:30 p.m. under notice given to the Directors following the Bylaws of the Association. The meeting was held at 101 Bayfield Ct, 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, Secretary**
The following directors were in attendance in person or via Zoom: Don Allen, Marci Boucher, Claudia Simonson, Mike Palazzola, Memo Fachino, Meg Richardson, Carmen Gaspero, Cary Anastasio, Katie White, and Bob Randleman.
Absent: Dan Crispin, proxy was given to Claudia Simonson.
Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

- III. **Discuss and motion for the March Board Meeting Minutes**
The regular Board of Directors meeting minutes from March 2024 were reviewed. Bob Randleman noted an edit to the Leisure Center Address address: “101 Bayfield Court” not “101 Bayfield Drive”; and made the motion to accept the minutes as amended, seconded by Cary Anastasio. The motion was carried without dissent.

- IV. **Discuss and motion for the March 2024 Financial Statement Reports**
The financial statements for March 2024 were presented and reviewed. Cary Anastasio shared his financial report. Bob Randleman made a motion to accept the financial statements. The motion was seconded by Carmen Gaspero and carried without dissent.

- V. **ARC Proposals**
 - A. 114 Woodfield Ct PSA 1
 - B. 84 Woodfield Ct PSA 1
 - C. 88 Woodfield Ct PSA 1
 - D. 2 Cedarwood Ct PSA 4
 - E. 150 W Parkfield Ct PSA 8
 - F. 11 Sprucewood Ct PSA 7
 - G. 26 Stonewood Ct PSA 2
 - H. 131-132 E Parkfield Ct PSA 6

The ARC recommended approval of all the ARC requests presented above. Bob Randleman made a motion to approve all change applications. The motion to approve was seconded by Cary Anastasio and carried without dissent.

VI. Committee Reports

A. Insurance Committee

1. Update on Corporate Insurance Policy, Bob Randleman gave an update that Liberty Mutual will not be renewing WMC's Corporate Insurance policy. The policy ends May 1, 2024. John Freeze, WMC's agent, is obtaining quotes from Erie Insurance and Greater New York, and we should have the quotes within a week. Both companies came out for an inspection that went well but both insurance carriers agreed that the buildings were aging, and the roofs were insurance risk.

VII. Motion to open the floor to the members. Memo Fachino made a motion to open the floor to members and Bob Randleman seconded, which carried without dissent. No comments were made by the residents.

VIII. Motion to close the floor to the members. Bob Randleman made a motion to close the floor and Katie White seconded, which carried without dissent.

IX. Old Business

A. Follow up on resident comments from the March 2024 Meeting:

1. The Board responded to comments made by 10 residents during the open comment period during the March Board Meeting, and 5 residents when the floor was re-opened regarding discussing a possible special assessment to cover legal fees.
 - a. During the first comment period, 8 residents commented about the recent lawsuit settlement, including the Board's management of the lien, the defense of the lawsuit, coverage of the legal fees from the association's budget, objection to any possible special assessment, and general transparency by the Board. During the second open comment period, four residents commented further about the history of the lawsuit, the Board's defense of the lawsuit, and the coverage of the legal fees from the appropriate association account. The Board responded that it reviewed the events surrounding the lawsuit brought by a Wind Meadows member, including the timeline of events, the lawsuit settlement, whether the Board sought to reduce the member's debt or attempted to settle, the resulting attorney fees incurred, and the association's options for coverage of the attorney fees. The Board discussed a possible special assessment and determined that while replenishing the reserves would be fiscally appropriate, having no special assessment would also be feasible. A motion was made to not have a special assessment to cover the attorney fees, the motion was seconded and carried out without dissent.
 - b. In addition, in the second open comment, one resident asked whether WMC's insurance carrier would cover the legal fees. The Board responded that WMC does have insurance that includes officer and director liability coverages under its general liability policy with Ohio Security. Ohio Security had also been named in the lawsuit but was dismissed because the claims in this lawsuit were not coverable claims under the policy. Thus, the attorney fees for defending the lawsuit would not be covered.
2. The Board responded to two comments regarding the agreement's history for maintenance of the pathway between 3 and 4 Mile Roads with the Village of Wind Point and SC Johnson, and the benefit of keeping the pathway well-maintained. The Board appreciates the information and interest and will follow up with the residents.

3. Finally, there was one general comment during the first open comment period: One resident asked why some Board members do not live here full-time. The Board responded that neither full-time nor more than 50% residence in Wisconsin or Wind Point are required by the WMC Bylaws.
 4. Correspondence: On 3/26/24, a resident of Deepwood Court wrote by email to the Board and WPI to express her support for our beautiful community and her gratitude that the lawsuit has been concluded and that it was, in her words, “handled professionally and masterfully”. The Board responded the same day by email to thank her for her kind words.
- B. Follow up on ADA parking at the Leisure Center, Marci Boucher
1. ADA Survey: A brief ADA review was conducted by Independence First. They recommended having an accessibility assessment done on the Leisure Center. Bob Randleman made a motion to have an accessibility assessment done on the Leisure Center not to exceed \$1,100.00, the motion was seconded by Carmen Gaspero, which carried. Marci Boucher did not vote.
 2. President Simonson asked if the board wanted to create an ADA Committee and it was decided to wait.
- C. Other Old Business: Mike Palazzola asked about the status of street mapping. Claudia Simonson will contact Bob Henzl on the status of the legal description of who owns what streets.

X. New Business

- A. Discuss Pathway Information, Jim Kroll
1. Create a Pathway Committee
 - a. The board discussed creating a pathway committee regarding responsibility for the maintenance of our paths behind Prairie School and the one going behind SC Johnson to 4 Mile Rd, and appointing Jim Kroll and Cary Anastasio to that committee. They would be speaking with the Village of Wind Point Public Works Committee. Bob Randleman made the motion to create the committee and make the appointments; Carmen Gaspero seconded the motion; and the motion carried without dissent.
- B. PSA III Painting Spec.206 revision. Mike Palazzola tabled the topic to get further information.
- C. PSA III Roof Spec.211 revision. Mike Palazzola made a motion to approve the revision to PSA3 Roof Spec.211 as amended; the motion was seconded by Bob Randleman. The motion carried without dissent.
- D. Pol.015 Architectural & Landscaping Non-Conformance revision; and Pol.016 Architectural Review Committee Recommendation revision: Claudia discussed revisions to Pol.015 and 016 to make the policies consistent with the Bylaws and ARC Guidelines, Rules and Regulations. A motion was made to accept the revisions for Pol.015 and .016 by Bob Randleman and seconded by Cary Anastasio. Mike Palazzola and Memo Fachino both opposed. The motion carried.
- E. Other New Business: Nothing presented.

XI. Correspondence to Review

- A.Special Limited Membership Application: A Special Limited Membership was presented for a Wind Point resident, Bob Randleman made a motion to accept the application the motion was seconded by Carmen Gaspero and carried without dissent.

XII. Motion to Adjourn: At 7:58 pm, Carmen motioned to adjourn the meeting.