

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

I. Call meeting to order - President Linda Johnson called the meeting to order at 7:00 pm. Zoom capabilities were present to allow people to participate from home, although the meeting was held at the WMC Leisure center.

II. Roll Call: Roll Call of Board Members

PSA I- Debie Truckey, present; Gerry Lipor, present

PSA II- Claudia Simonson, present

PSA III- Joe Maurer, present Via Zoom

PSA IV- Linda Johnson, Memo Fachino, Julia Oas, all present

PSA V- Dan Crispin, absent, but gave Julia Oas his proxy.

PSA VI- Cary Anastasio, present

PSA VII- Katie White, present

PSA VIII- Bob Randleman, present

III. Approval of Board Minutes: Bob Randleman made a motion to approve. Debie Truckey second. Motion passed.

IV. Treasurer’s Report: Cary Anastasio presented the financial report.

The month ended with a negative net operating income of \$23,089, which is unfavorable to budget by \$10,340

Budget Variances due to:

- Income is over budget by \$2,460, due mostly to special assessments for PSA I \$2560, transfer fees of \$2000 and pool guest fees of \$1,152, more than making up for a \$3512 under budget monthly assessments.
- LC expense under budget by \$7,564. Tennis court repairs of \$4,872 were reversed out to capital and \$0 for lifeguards. The lifeguard account is under budget for the year by \$14, 604. This will be showing up in August. Pool Maintenance over budget by \$2,291 due to additional bills coming through related to pool heater replacement. Real estate taxes are under budget due to paying the entire bill in January.
- General Expenses are over budget by \$12,794. We spent over budget for grounds maintenance by \$7,762, building maintenance by \$2,671 and insurance by \$2,783.

These are due to spreading the yearly budget over the eight months when most work is done. Project invoices are coming in.

- Administrative expenses are under budget by \$2,358, due to coming under budget in Management expenses of \$843, Professional Services of \$583 and Street Light Supplies of \$143.

Reserve Income: \$8900

Capital Expenses: (\$8,186)

Reserve net Reserve income of (\$714)

Bob Randleman circled back to insurance. Each of the Directors need to figure out how to cover the insurance amount and their PSA budgets. He advised that the Directors look at the insurance cost and the Capital reserves levels in creating next year's budgets.

Julia Oas moved to accept the Financial Report. Memo Fachino second. Motion passed.

- V. Linda Johnson made a motion to move public comment before ARC. Memo Fachino seconded. Motion passed.

Public Comments (from four individuals):

Pete and Nancy Johnson: 123 W. Campus Ct. They are asking permission to plant grass in common area in the SW corner of their backyard. It has been brought to our attention that there would be additional charge to mow the grass, and that it is not true. Ms. Johnson spoke to Reliable and said there will be no additional cost to cut the grass. All of neighbors have approved planting the grass in that area. Mary Josten whose common area abuts their yard has agreed as well. We have signed off on the ARC form with the help from Gerry Lipor. The Two neighbors to the South were allowed to remove ground cover and leaves and replaced with grass and stones. If the board granted their neighbors the approval, then we should be allowed it as well. Another issue appears to be privacy. They have already planted trees for privacy. Their proposal is adding an evergreen and scrub for Mary's privacy.

Mary Ann Konsin: 108 Woodfield Court (PSA 1). Thanks everyone for serving on the Board. She questioned and recently found an email about the June 2021 walk through and the only thing that has been done was the removal of one tree, but there is a whole list of things to be done. Nothing else has been done. What is the status of the things that were supposed to be done? (Defer for PSA directors to respond.)

Mike Palazzola: Mike asked about the common area and what exactly is the common area. Mike thinks there should be a discussion of adding PSA 9, which would be the new development of the former Wind Point School. It would standardize the covenants and restrictions in the community.

Tamara Samberg - 153 Lakefield Court. PSA I ARC changes and have never lived in an association. Tamara is new and wanted to ask about the big tree out front of her residence, which fell and had to be removed. She wondered who pays for the stump to be ground. Carrie

and Debie are having a discussion on who pays for it. It wasn't up to her to remove the tree and stump and therefore why should she pay for replacement tree? She understands this is part of the discussion. Tamara would like to change the front yard to be consistent with neighbors. And she wanted to know whether there was a rebuttal process. Four days ago, there was a storm, another tree came down. Tamara took pictures and sent them to Carrie over the weekend, but they did not go through. Debie Truckey told her that if it is within 5 feet from my backyard patio it is the owners responsibility. The trees are still laying there. Tamara flagged down the landscapers to remove the tree and to cut the back grass. She has been a resident for a month and she is feeling discouraged.

VI. ARC Proposals:

Committee Chair: Anne Stoltenberg wanted to correct the impression that the ARC was not operating by the rules and regulations. The committee does follow the rules and regulations of the Association and take their job very seriously.

Requests before the Board: Agenda items B through I were approved by the ARC unanimously, but 153 Lakefield Court (Proposal D) there was a question as to who pays for the stump removal in the change application and left it up to the PSA directors and recommended that it be a joint expense. Proposal J (141 W. Parkfield Court) voted down 7-0 because they asked to remove three (3) healthy pine trees and to be replaced with a maple tree. Proposal A (123 W. Campus Ct.), the ARC viewed the property with a revised request 4-3 not to approve. The main sticking point is that it would be an additional cost to PSA 1 to mow. Gerry Lipor talked to Reliable who shared that there would be no extra charge and would add grass seed and hay, and Gerry asked for it to be in writing, but they didn't get it to her, but said they would provide it. Gerry recommends approving the same proposal.

Debie apologized for anything she said that was received negatively. Debie recommends that the ARC include the PSA directors be included so that they can articulate the impact on the budget. She wants to be able to give a heads up if it is impacting the budget. 123 W. Campus—She stated that she wanted to keep things fair across the board, and although it won't cost anything extra, then the homeowners will have more grass than two of her neighbors. It is all perception and paying the same in association dues. Debie believes that this must be stopped when it is too much grass perceived for one residence.

The Chair stated that the ARC Rules and Regulations require each request to be considered and done without bias. The only request she did pull was the neighbors to determine the remediation of the area. She did look at what each of the neighbors had requested and done.

Memo stated that he doesn't want to push the Johnson's request (Proposal A) to another meeting. The neighbors appear to agree to the Proposal A.

Claudia said they want to build into the common area and are building a detour with the field stone and grass. It will amount to a push mower having to add more mowing. She feels that if Reliable can't meet the current responsibilities, she is not in favor adding an additional more especially being detailed yard work.

Linda believes in consistency and believes we should allow.

Joe Maurer made a motion to approve ARC recommendation B-J. Bob Randleman second. Motion carried.

Joe Maurer made a motion to reject the ARC recommendation on Proposal A, (ARC recommendation was to deny the request). Gerry Lipor second.

Roll Call- No: Debie Truckey, Claudia Simonson, Cary Anastasio, Bob Randleman. Yes: Gerry Lipor, Joe Maurer, Linda Johnson, Julia Oas, Memo Fachino, Dan Crispin, Katie White

7-4 motion carries. Change application for 123 W Campus Ct has Board approval.

OLD BUSINESS:

VII. Manager's report:

Memo asked for an update on the sails over the pool. Carrie stated that the sails do not fit over the structure as the committee hoped, so Ryan is setting it up differently and bought new hardware. He is looking to install them this week. Memo wants it done by the end of the week.

Linda: Did we get a sidewalk quote? No, Carrie said she is meeting with the contractor on Thursday.

Julia Oas asked about the approved Woodfield court signs. Carrie said they are ordered and on her desk.

Drool in the Pool: Memo Fachino will be out of town. We can either look for volunteers or postpone to next year. Memo will pass on the email for registration and the information that goes along with the registration. Linda Johnson agreed to take over organizing it.

PSA II front yard survey and results: Claudia Simonson stated that last month PSA 1 presented a survey regarding front yard ornaments, and the Board discussed whether the rules and regulations should be revisited. We were asked to solicit feedback from our residents. For PSA II, there is overwhelming support for allowing front yard decorations. Based on Claudia's visual inspection, 24 out of 29 have personal items in their front yards. As to the survey, 21 out of 29 homes would want change to the rules and regulations to allow front yard decorations. Bob Randleman recommended that maybe the ARC approve the decorations. Claudia said that last time it wasn't written that way. Currently, there is zero tolerance for any decorations in the common areas unless approved. Claudia Simonson recommends sending this back to the Rules and Regulations.

Linda Johnson recommended Director PSA of condos get together and bring a recommendation to the Board for a change to the Rules and Regulations next month.

Committee Reports

Insurance Committee: Bob Randleman said the packet includes an email from Johnson Insurance and the current provider, Compass Insurance. They could not get another insurance

company to give a quote due to the age of the condos and construction materials used in the condo area. Bob reiterated that the PSA directors for the condos need to keep this in mind when doing the budgets and keep it in the fees for the future. Jim Kroll added, based on the information we have it will be an uphill battle and that condo owners are going to have to add \$10 per month just for the insurance. Carrie said she suggested that the insurance carrier separate each Parcel Service Area (PSA) and allow different insurance companies to quote PSA individually.

Grounds Committee Update:

The Committee has met with two outside lawn care contractors. One quoted the property in March, and we now have a new quote from the other company, Brightview. They have asked to come to a Board meeting in September. These quotes are for the replacement of Reliable. Bob Randleman thinks we should stick with the devil we know. The Reliable contract expires October 31, 2022.

Claudia Simonson had a long conversation with George at Reliable and gave him a long list of mowing and pruning complaints. She said until Reliable starts performing on the contract, people are going to clamor for a replacement of the contract.

The Grounds Committee is an ad hoc committee formed to look for a replacement for Reliable. Seburt Landscape presented in March and the Board was impressed. The Board decided to give Reliable the summer to improve themselves. Linda Johnson had an hour and half conference call with the Reliable property rep, George, last week. The turnover of staff has been tremendous. They have gone down from 4 days per week to two days per week and have gone from 4 people to 2 people. George was going to look at the hours to see if they are equivalent.

Julia Oas asked Carrie to give the list of incomplete or inadequate work in writing and tell them they are in breach. Carrie responded that she follows up in writing multiple times a week and believes that they are in breach of contract every day.

Brightview and Reliable will be asked to give presentations to our Board at the next Board meeting.

Villas of Wind Point: Newport indicated that they have permission to hook into the Wind Meadows storm water. Casey Griffiths said there was an easement for it and sent it to the Village for interpretation. Linda Johnson passed the written opinion of Wind Point's attorney's that Newport can tap into our storm water.

Sewer easement: Linda Johnson forwarded all our written questions to Nancy Washburn and Ray Leffler. Thursday, Nancy Washburn told Linda Johnson was no longer interested in tapping into Wind Meadow's sewer system. Linda Johnson attended the Village Board meeting on Thursday and Ray Leffler said he was talking with Wind Meadows. Linda Johnson said that Ray would answer questions and get back to us.

New Business:

- A. Packer Game on next scheduled meeting of the Board. Does the Board want to change the meeting date? Julia Oas moved that next meeting be Monday, September 27 @ 7:00. Bob Randleman second. Motion passed.

Correspondence:

- a. A request that WMC investigate a sand volleyball court be installed. Linda Johnson reached out to Mr. Fisher to ask what the cost may be for installation and/or maintenance. Linda recommended that the Leisure Center Committee investigate and come back to the board with a recommendation. If they would like to move forward, then it may be a requested budgeted item for the LCC budget for next year.
- b. A recommendation that one of the tennis courts be changed to pickle ball. Linda Johnson moved that the recommendation be sent to the LCC for consideration. Second by Claudia Simonson. Motion passes.
- c. Ice cream costs – One resident recommended that that ice cream be \$0.50. Linda Johnson recommend that Board keep it at a \$1.00.

At 8:37 pm, Debie Truckey moved to go into closed session. Memo second the motion. Motion passed.

Executive Closed Session: Minutes for the closed session are on file.

Linda Johnson moved to adjourn at 8:57 pm.

Julia A. Oas
Wind Meadows Corporation Secretary

ARC change application reference:

- A. 123 W Campus Court
- B. 107 Woodfield Court
- C. 88 Woodfield Court
- D. 153 Lakefield Court
- E. 46 Parkwood Court
- F. 12 Lakewood Court
- G. 7 Birchwood Court
- H. 6 Pinewood Court
- I. 114 E Parkfield Court
- J. 141 W Parkfield Court