

Wind Meadows Corporation
Board of Directors Meeting Minutes – April 18, 2022 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, April 18, 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 6:38 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, Dan Crispin, Cary Anastasio, Katie White, and Bob Randleman; Jackie Kelble was excused. Carrie Amos of Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

III. March 2022 Board Meeting Minutes

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

IV. February and March 2022 Financial Statement Reports

Approval of the financial statement report for February 2022 was deferred to this April Board meeting. The financial statement reports for February and March 2022 were reviewed. Treasurer Cary Anastasio discussed updates to software that Washington Properties uses to manage the accounts and produce the reports. There was a motion to accept the reports 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:

- | | |
|---------------------|--------------------------|
| A. 83 Woodfield Ct. | PSA I (approved 4/12/22) |
| B. 86 Woodfield Ct. | PSA I |
| C. 12 Lakewood Ct. | PSA III |
| D. 22 Lakewood Ct. | PSA III |
| E. 4 Maplewood Ct. | PSA IV |
| F. 3 Pinewood Ct. | PSA IV |

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

VI. Open the Floor to Members

- A. A resident of W. Parkfield court commented about the condition of the pathway and the relative liability for upkeep. He discussed the history of the easement for the pathway and recommended that the Board reach out to the Village now that there is a new Administrator so that the pathway is maintained by all responsible parties. He provided the documents he had to President Debie Truckey.
- B. There was no other business brought to the floor by members.

VII. Old Business

- A. Tennis Court Lighting. Carrie Amos confirmed that the total to date allocated to the tennis courts in the Capital Reserve is approximately \$30,000. Debie requested that the LCC provide a plan for the whole LC complex, not limited to the tennis courts. Don Allen reported that the tennis courts are usable currently. He described the Tennis Community (“over 20 people”) to be ambivalent about lighted courts—not using but not wanting to lose either, at this time.
- B. Carpet or Luxury Vinyl Plank (LVP) Flooring Quotes. Carrie provided quotes to the Board for carpet squares and LVP flooring for the LC Lower Level. Debie thanked Carrie for getting the quotes; and passed on the quotes to the LCC to include with its LC complex plan, as appropriate.
- C. Other Old Business. Revised Wind Meadows Insurance Policy No. 5 & 6. Claudia Simonson will create a redline for Directors and circulate.
- D. There was no other old business brought to the floor to discuss.

VIII. New Business

- A. Bylaws Revision Discussion. Bob Randleman discussed an issue relating to large corporations buying homes for short term lease, and related reports in the media of vandalism. While WMC has a bylaws requirement for 12 month lease, the bylaws do not limit the number of rental units. He recommended updating the bylaws to address the number of rental units. Carrie did not know the current number of rental units because owners are not sharing that with WPI, although required to do so. She sends a letter every year related to the 12 month minimum lease but she doesn’t always get a response. Some directors expressed support for this recommendation and others concern for WMC’s legal ability to limit. Bob said that other developments have done so. Debie suggested language similar to what Lakeshore Tower uses, and would follow up with the National Association of Realtors. Claudia agreed to work with Debie on this.
- B. Guidelines, Rules and Regulations (GRRs) Revisions.
 - 1. Solar Panels. ARC chair Anne Stoltenberg raised the issue that because state law prohibits restriction of solar panels, WMC should not require residents to request approval for solar panels through the ARC, because “approval” would be misleading. Claudia described why solar panel requests remained in the ARC GRRs, along with skylights when the GRRs were revised in May 2021—because, for all homes except those in Parcel Service Areas (PSAs) 4 and 7, once there is some addition to the exterior of the home that affects the integrity of the roof, liability shifts to the homeowner. The GRRs also require that homeowners in all PSAs comply with Village ordinances. Thus, the approval letter notes the homeowner’s liability for the roof as applicable and that they must comply with Village ordinances. There is also the concern for consistency in process and that WMC be aware of all solar collection systems, even if state law might prohibit denial. Jim Kroll, prior PSA 2 director who led the GRR committee, concurred, and expressed concern about how solar collector systems may adversely affect roof shingles. Carrie noted that solar collector system contractors require HOA approval. Cary and Claudia noted that the state law prohibits “undue restriction”, but the statutory section did not provide any definition. There was a motion to leave GRR wording as is until the matter could be reviewed. The motion was seconded and carried.
 - 2. Other Revisions. Claudia provided draft revision to the Board of three areas of the GRRs: changing the number of yard ornaments in the front of homes in PSAs 1,2,3,5,6, and 8; changing identification of the site manager to “management company representative” for pool issues; and adding a prohibition of glass goggles to that of glass containers on the pool deck and in the pool. There was discussion on the history and of the wording of the edits. Claudia agreed to provide another draft before the next Board meeting.

- C. Procedure .029 Revision, ARC Approval Procedure. Carrie revised the ARC policy to maintain a better audit trail. There was a motion to approve the revision to the ARC policy. The motion was seconded and carried.
- D. Special Assessment Approval, Crawling Insect Treatment, PSA I. Debie discussed the proposed assessment for PSA I. She and Don surveyed the residents and the majority want the pest spraying. Residents can opt out of spraying, although this is not recommended, but would still be required to pay their portion. Spraying will cost \$160 total per home for the four-month program; the resident portion is \$80. There was a motion to approve the special assessment. The motion was seconded and carried.
- E. There was no new business brought to the floor to discuss.

IX. Committee Reports

A. LCC report.

- 1. LCC Plan. Linda Johnson, the new LCC chair, stated that the LCC anticipates submitting a plan for the year for recommendation for approval by the Board, including a plan for flooring.
- 2. Tennis Court Groups/Guest Fees. Linda reported that there are three groups using the tennis courts on a recurring basis, but did not know how many were residents versus guests. She recommended instituting a form like that used by the Village of Wind Point for users to submit at the beginning of a season to reserve and pay all guest fees in advance. She also recommended increasing the guest fees to \$3.00 per person per day. Memo suggested that WMC could be losing money, and Katie asked whether players were not paying the guest fee. Memo asked whether an increase in guest fees could be used for court improvements. Dan Crispin asked whether the guest fee could be increased to \$5.00 after the LCC and specifically the courts are improved. Don stated that only \$770.00 was collected last year. WMC could start using the form for this year, but that there might not be adequate notice for asking for pre-payment from the three groups might result in \$1000 from a single resident for each group. There was discussion related to increasing the fee for this summer to \$3.00 per person per day, without prepayment. There was a motion to approve using the online reservation system for recurring reservations with prepayment. The motion was seconded and carried.

- B. Insurance Committee report. Bob Randleman reported that there has been an increase in Liberty Mutual's premium. A second company, Greater New York, is interested. Its initial proposal was approximately \$81,000, slightly less than the Liberty Mutual premium of \$85,000. Recommend renewal with Liberty Mutual, but if upon closer review we find that Greater New York is better, we could change mid-year. Jim Kroll agreed, but did scan the Greater New York policy and noted that it appeared Greater New York's bid on buildings are lower compared to full replacement. There was a motion to approve renewing with Liberty Mutual. The motion was seconded and carried.

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 8:26 p.m.

The next meeting date is scheduled for Monday, May 16, 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