

Wind Meadows Corporation
Board of Directors Meeting Minutes – May 15, 2023 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, May 15, 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 6:33 p.m. She extended her thanks to the Board for their volunteer service.

II. Roll Call

The following directors were in attendance in person or via Zoom: Marci Boucher, Claudia Simonson, Mike Palazzola, Memo Fachino, Jackie Kelble, Jessica Mazurkiewicz, Dan Crispin, Cary Anastasio, Katie White, and Bob Randleman. Carrie Amos of Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom. Don Allen was not present.

III. Board Meeting Minutes

The regular Board of Directors meeting minutes from April were reviewed. Claudia Simonson provided amendments to the minutes. There was a motion to accept the minutes as amended. The motion for approval was seconded and carried.

IV. Special Meeting Minutes

The Special Meeting minutes from April were approved by the Board email on May 1, 2023.

V. Financial Statement Reports

The financial statements for April were presented and reviewed. Cary Anastasio shared his financial report. It was noted that Brightview failed to send in the April contract invoices to date. There was a motion made to accept the April financial statements. The motion was seconded and carried.

VI. Open the floor to members

A motion was made to open the floor to members. The motion was seconded and carried. The president made some reminders about the purpose of the open comment period and that all comments were welcome and would be responded to next month; no retaliation is or has been tolerated for any comments or concerns expressed in meetings.

- A. A resident of Lake Meadow Drive read her comments regarding the tennis court project. She was concerned that there were not enough quotes obtained, believing there should have been three quotes. She questioned why the costs had increased over the period the quotes had been obtained. She also questioned why it takes a month to post the previous month's meeting minutes.
- B. A resident of Pinewood Court commented that Wind Meadows Corporation has extensive out-of-pocket legal fees which include three depositions in reference to the filing of a lien and fines to a resident. She asked that the

board speak to the WM attorney and see if both sides would agree to mediation to resolve the lawsuit.

- C. A resident of Greenwood Court thanked the board members for volunteering their time and reminded other residents to speak respectfully to the board members when expressing their concerns.
- D. A resident of East Campus Court spoke about the lot on Deepwood that is for sale. She stated she would love to see this remain a wooded area with a walking trail, commenting that a group of people would be willing to maintain the landscaping on that lot.
- E. A resident of Birchwood Court expressed concern with the pool fee of \$5 for guests, asking that the board review the cost and possibly make accommodations for young children or perhaps lower the fee.
- F. A resident of Deepwood Drive appreciates everyone's comments and concerns regarding the Deepwood lot.
- G. A resident of West Campus Court spoke regarding 336 Deepwood and its need to be protected. She provided detailed information related to the Root-Pike WIN conservancy, and maintaining the watershed and suggested the Wind Meadows Board reach out to the Wind Point Board regarding conserving the lot.

VII. 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.

VIII. Architectural Review Committee (ARC) Proposals

The following change applications were presented.

- A. 131-132 E. Parkfield Court, LC West side Bayfield Ct.
- B. 131-132 E. Parkfield Court, LC South of Campus Dr.
- C. 86-87 Woodfield Court, PSA 1
- D. 118 Woodfield Court, PSA 1
- E. 26 Stonewood Court, PSA 2
- F. 46 Parkwood Court, PSA 2
- G. 23 Stonewood Court, PSA 2
- H. 11 Ironwood Court, PSA 7

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

IX. Committee Reports

A. LCC

1. Events. A motion was made to approve several proposed events presented by the LCC for summer and fall 2023. The motion was seconded and carried.
2. Pool Guest Fee. Linda Johnson presented to the board a revision of the fee for pool guests to \$3 per guest. A motion in support of this recommendation was made but failed to be seconded. The board decided to keep the fee at the original approved amount of \$5 per guest.
3. LC Circle Project. Linda gave an update on the leisure center circle project. Mulch was delivered by the village. A group of residents helped put down the landscaping weed cover and spread the mulch.

In the future, they would like to add some flowers and or plantings to the island.

4. LC Lower Level Project. Linda gave an update on the Leisure Center's lower-level improvement project. The materials to update the flooring has increased by 20% since the original quote. However, with the wall being removed instead of repositioned there will be cost savings and the total cost will still be in line with the amount that was approved for the total project.
5. Raffle. Linda gave an update on the purchase of a State of WI Raffle license to be able to hold 50/50 raffles at approved WMC events. The LCC is not eligible for a raffle license because of its corporate status. Linda said similar fundraisers would be held and simply called something other than a raffle.

B. Insurance committee

1. Bob Randleman gave an update on the insurance policy. After comparing our current policy and the new proposed policy there were some discrepancies. A lot of adjustments would need to be made to proceed with the new policy. It was recommended and voted on 4/28/23 via email by the Board to stay with our current policy with Liberty Mutual. Bids will be revisited in 2024 by Wind Meadows's current agent at Compass Insurance Group.

X. Old Business

A. Follow up on resident comments and board inquiries:

1. ARC request 11 Ironwood- the original requestor was in compliance with ARC guidelines and the Village of Wind Point ordinances so the Board did not have the latitude to direct the requestor for revisions to the application.
2. Deepwood Drive Outlot 1- The resident reminded other residents of the pending Village action and shared that he is now an elected Village Trustee. Thank you to John for your service.
3. QR Codes- Carrie stated QR codes can be added for payment of pool and tennis court guest fees, however, there is a transaction fee of 1.9% plus \$0.10 per transaction. Carrie will investigate Venmo or Cashapp instead.
4. Zoom- Carrie shared that a director may be added as an additional Administrator to the WPI Zoom account. Washington Properties will cover the cost of this addition.

B. There was no other old business brought to the floor to discuss.

XI. New Business

- A. Prairie School tennis court usage- Katie White shared that the Wind Meadows residents historically use Prairie School tennis courts without any issues. It has been decided to leave it as is with reciprocal usage of both sets of courts.
- B. RFP-336 Deepwood Drive discussion- Mike Palazzola proposed buying a portion of the lot and selling it to WMC interest-free over time. Bob thanked Mike for his suggestion and effort but stated that won't solve the problem because the Village can still build on the rest of the lot. The board suggested the residents form a group for this since many have concerns.

Memo suggested this group be able to use the leisure center free of charge to meet. The board stated this is a resident issue and not a board issue but agreed to the leisure center's usage for meetings about the subject.

- C. New dishwasher- The dishwasher was going to be installed in the leisure center on May 16, 2023, by Grand Appliance but the installation was rescheduled for May 17, 2023.
- D. Mike Palazzola submitted a list of items he believes should be completed in the leisure center. Carrie will proceed first with quotes for the replacement of the hot water heater per the Boards request.
- E. Other New Business was brought to the floor. Jessica Mazurkiewicz resigned from her PSA IV director position. Carrie will send an email to PSA IV residents asking for candidates for the open director chair.

XII. Correspondence

There was no correspondence brought to the floor for discussion.

XIII. Adjourn

There being no further business before the Board, the meeting was adjourned at 8:23 p.m.

The next **Board Meeting** is scheduled for Monday, June 19, 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