

## WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

September 15, 2020

The regular meeting of the WMC Board of Directors was held on Tuesday, September 15, 2020 via Zoom Online Video, pursuant to notice given to each Director in accordance with the Bylaws of the Corporation.

President Bob Randleman called the meeting to order at 7:00 pm. Present were Directors: Joe Mauer, Debie Truckey, Linda Johnson, Jim Kroll, Maneeka Decker, Margaret Fliss. Excused were Dan Naughton and Joe Fox. Carrie Harbach and TJ Orth from Washington Properties were in attendance. Also present were 15 WMC residents.

Minutes from August 18, 2020 were reviewed. Motion to approve the minutes, was made by Jim Kroll and seconded by Debie Truckey. Motion carried.

**Financial Report.** Bob Randleman reviewed the financials through August 2020. WMC is doing well financially. Most areas were all favorable to budget. A motion was made by Debie Truckey to accept the financials as presented and seconded by Margaret Fliss. Motion carried.

**Architectural Review Committee (ARC).** The Board reviewed the following requests:

79 Woodfield Ct. Application to replace front walkway. Denied by the ARC but was approved by the PSA directors. A motion was made to deny the change by Bob Randleman and seconded by Linda Johnson. Vote was 5 to deny and 2 to approve. Denial motion was carried.

7 Redwood Ct. Application to remove a dead tree was approved by the board prior to the meeting.

14 Redwood Ct. Application to replace back patio and landscaping design. Motion to approve by Bob Randleman and seconded by Linda Johnson. Motion carried.

7 Cedarwood Ct. Additional planting of flowers in common area. After discussion regarding the change application a motion was made by Linda Johnson to approve and seconded by Bob Randleman. The motion carried 7 to 1.

### **Old Business.**

**Rules and Regulations Committee** is almost finished with their recommendations for change to the current document. Once given to the Board for review, there will be several areas with proposed options. Addressing several residents request to allow of signs to be placed in their yard, Jim Kroll made a motion to allow political signs and real estate signs as governed by out current rule and the flying of a traditional US Flag only. All other flags and signs are not allowed until this can be further reviewed by the Rules and Regulations Committee and the Board. The motion was seconded by Margaret Fliss. Motion carried.

**Leisure Center Committee.** The LCC is working on making suggestions to their portion of the Rules and Regulations. The resident survey is still under construction. The LCC is requesting that their committee be allowed the same PSA representation as Board members. This would require a change to our Bylaws. The LCC is recommending the pool remain open each year until the third week of September and that this is put into the budget. Bob Randleman assured the committee it will be brought up during the budget process. Benches for the tennis court are still being discussed.

**Bylaws Committee.** Bob Randleman reported that the latest revised version is being reviewed. The committee will meet over the next couple weeks to make final recommendations. The goal is to present this at the 2020 Annual Meeting.

**Project Manager Task List.** Reviewed by the Board Members.

### **New Business**

The board voted in favor of Julia Oas to the open Director position for PSA4 with a term ending 12/31/21 and Katie White to PSA 7 for a term ending 12/31/20.

The option of issuing lake fishing only ID cards to non residents was discussed. Linda Johnson made a motion to not allow outside residents to obtain WMC ID cards to fish and seconded by Jim Kroll. The motion carried 8-1.

Debie Truckey has concerns about basements leaking in some condos due to landscaping. Issues of mulch not properly placed next to the foundations is causing problems. Reliable needs to be made aware of this concern. Carrie Harbach will talk to Fred Wensing.

Linda Johnson suggested a formation of a sub committee to explore other landscape companies due to continued complaints from residents and Board Members regarding the services provided.

Joe Maurer informed the Board that he would like to create a haunted trail on the path between Lakewood and Greenwood for trick-or-treating to draw children into the condo area. Residents of PSA3 were in favor of handing out candy. Signage will be posted and the area decorated.

### **Public Comment**

Kathleen Gueldenzopf would like the Board to consider using the Zoom format for all future Board meetings as it allows better participation for residents. She also thanked TJ Orth for the fantastic pool season.

With no further business, the meeting was adjourned at 8:34 pm.

Respectfully submitted,

Linda Johnson  
WMC Board Secretary