

**Wind Meadows Corporation (“WMC”) Board Meeting
July 19, 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.
 - PSA IV- Linda Johnson, Memo Fachino, Julia Oas, all present
 - PSA V- Dan Crispin, present
 - PSA VI- Cary Anastasio, present
 - PSA VII- Katie White, absent
 - PSA VIII- Bob Randleman, absent

- III. Linda Johnson made a motion to approve June minutes. Dan Crispin second. Motion passed.

- IV. Treasures Report:
 - Profit and Loss statement
 - Ended the month with a negative net income of (\$17,663) which is unfavorable to budget by \$7,914.
 - Reasons for account variances from budget.
 - Income is over budget by \$4,102, due mostly to Special assessments for PSA1 and PSA VI \$3,080 and transfer fees of \$800.
 - LC expenses over budget by \$1,565. Included were Pool repairs over budget by \$3,725 for replacement of pool heater, Tennis court repairs \$4,872 (which will be recorded to Capital) and \$0 for Lifeguards.
 - General expenses over budget by \$12,113. Budget under for grounds maintenance by \$5,359, building maintenance over by \$7,980 and insurance over budget by \$9,602. These are due to spreading the yearly budget over the eight months when most work is done. Project invoices have started to come in.
 - Admin expenses under budget by \$1,727 due to coming in under budget in Management expense of \$780, Professional Services of \$583 and Street Light Supplies of \$236.

 - Balance Sheet
 - Reserve Income \$8,942
 - Capital expenses (\$14,300)
 - Reserve net reserve income of (\$5,358)
 - Comments: Building and Grounds maintenance is catching up.

- Julia Oas made a motion to accept the Treasure’s Report. Debie Truckey second. Motion passed.

V. ARC Proposals:

Proposal A-G has majority ARC committee recommendation, except for Proposal B. Proposal B had support of 6 of their neighbors. Proposal A - Request of two neighbors with the PSA paying for sod. The committee voted that the PSA will not pay for sod replacement, but they could proceed at the owner's request. Debie Truckey wanted it in writing. Debie Truckey saw the second proposal for B, and it looked like it had been authored by the ARC not by the homeowners. Unclear what they wanted. The ARC voted in favor of B, but Debie said there was not an agreement between the Johnsons and the neighbor who will be impacted the most. That neighbor was not in favor of Proposal B. Debie Truckey read the ARC regulations which suggests the neighbors' consent. Debie suggested that the two neighbors speak and come up with a resolution.

Linda Johnson made a motion to table Proposal B until next month and to have Gerry Lipor and Debie Truckey try to negotiate a resolution. Dan Crispin seconded the motion, and the motion passed.

Julia Oas made a motion to accept ARC proposal A, C -G, provided that the homeowner pay for the 100% of the expense. Linda Johnson second motion. Motion carried

VI. Public Comment:

- A. Kathy Guildenszopf: Kudos to the person who donated the patio set. Thank you. As a result of the patio set the other patio set moved to the Pool deck. She has a concern because it is glass. Linda Johnson said it has been moved outside the pool area. She also raised a question regarding the rules for the Leisure center clubs and the fact that the club is restricted to Wind Meadows residents. She is not a fan of this policy and advocates the board to reconsider the policy. She also asked where does the club money go? Linda Johnson responded it goes to the Leisure Center budget. ARC proposals for Campus Court raise the point that people are adding to their yards and Reliable must mow it and adds to the cost of lawn care.
- B. Maryanne Konsin- 108 Woodfield court She suggests a sign in the middle of the court to direct people. She also wants clarity on what is considered common area.
- C. Mary Joston- 106 Woodfield Court — She wants to speak about ARC Proposal B. She is the neighbor of the Johnsons, and the neighbor who objected. She also mentioned that we may have a breakthrough in working out ARC proposal B. The Johnson's have a lovely yard. The removal of the diseased ash trees has impacted the woodsy nature of the area. Both neighbors have worked to re-landscape and intended a privacy barrier with a natural look. She had a proposal in 2019 and did the work in 2019. They liked it and then complained that it was encroaching and had to move it closer to her condo. Her 6-foot white pine didn't survive the move. Then, according to Mary, the neighbors started planting grass without ARC permission and said that they didn't need approval. She doesn't believe the ARC should write the proposal. It should come from the person who wants the work done. She suggested that neighbors be shown the proposal.

- D. John Polodna: He wants to talk about the school-house property and doesn't know what is going to be discussed based on the agenda. Maybe people have complained about the school-house plan and do not like the way it is progressing. He hears us talk about the easement but not whether we want cookie cutter homes next to our development. Why should Wind Meadows get involved now?

OLD BUSINESS:

VII. Manager's report:

Julia Oas moved to the list a task of costing out the Woodfield court sign and come back with the proposals and figure out how to communicate the common areas to residents. Linda Johnson seconded the motion, and motion passed. Carrie noted that the new resident binder has common areas identified. Claudia also suggested adding to it the newsletter.

VIII. Leisure Center Committee:

The LCC is requesting sunshades over the pergola. The LCC identified a 7' by 13' size. \$34.99 each and would be in dark gray. They would be anchored in temporarily and would be removed during the winter. They are also asking for the use of the green space for a picnic and paddle event on August 15.

Debie Truckey made a motion to accept the recommendation for the picnic and paddle event on August 15. Joe Maurer seconded the motion. Motion passed.

Linda Johnson likes the idea of the sunshades and asked how they would be anchored. They would be on top and on the bottom and be removable. She is worried that the one identified may not be durable enough and would like something more substantial amount.

Joe Maurer made a motion for the committee to look into sunscreens for a cost not to exceed \$300 total. Dan Crispin second. Motion carried.

IX. UPDATES:

Linda Johnson followed up with Casey Griffith about the dead trees along Deepwood (not WPC property). They will be coming down next month.

Joe Maurer wanted to figure out whether Meadow Lakes storm water is going to go into our lake. Casey Griffith said that it was not intended to go directly, but Meadow Lake is a retention pond for the village. Linda Johnson will look into it and will ask the DNR.

X. Wind Point School update:

Linda Johnson sent all our questions from the Board members, and forwarded to Ray and Nancy, and will get answers back for next month. Julia Oas asked again whether we have legal authority and felt that it wasn't a good thing for Wind Meadows. If a developer purchased a property, they should bear the risk and voiced that she was not in favor unless we get different facts. Linda Johnson said she would get the facts and then present to the board and then hire an attorney to determine whether the Board can decide on this. Memo recommended going to an attorney. But, Julia said, that if residents state that they want us to vote, then we get an opinion of counsel. Julia Oas asked to see how people to feel about the development.

Claudia raised that Linda Johnson was conflicted out and said that Linda Johnson said she would excuse herself. Linda Johnson said she doesn't feel she has a conflict and that she would not vote on it. Claudia disagreed that the email stated Linda Johnson had said she had a conflict. Linda Johnson said she works for Remax/Newport and has not benefit from any project that Newport would do and is not paid by Ray Leifler. She does not feel that she has a conflict.

XI. Street Light Project:

Should be completed by next week. Thanks everyone for the efforts.

XII. New Business:

- A. Guidelines Rules and Regulations: Debie Truckey said they got stuck on yard ornaments in front of the homes. Debie Truckey said that it wasn't allowed, but not enforced. We took it to the board, and she regrets agreeing to banning front lawn ornaments. Neighbors disagree and demand that people put their stuff away. She sent the survey out to neighbors, but Gerry didn't want to be part of the survey. Survey is in the packet. She sent out a survey and got 38% response of the PSA I. The survey had three options. Option 1: is the current rules and 31% (9 out of 68) of the residents who responded liked this option. Option 2 was to revert back to where there was no restriction on number of lawn ornaments. 14 of the 68 neighbors wanted this option, and Option 3 was to allow 2-3 lawn ornaments, and 3 of the 68 neighbors chose this Option. Board members said this is beyond PSA I issue, but a condo issue. Joe Maurer hasn't talked to anyone. Claudia Simonson has polled her neighbors but not all of the PSA and they are not in favor of the prohibition in the current rules. Debie Truckey and Claudia Simonson want to make a change to allow lawn ornaments. The decision was to table it and solicit the views of condo residents.

Gerry Lipor moved not to table this issue. The motion died for lack of second.

- B. Drool in the Pool: Memo moved that day before the pool drained to have a drool in the pool for the dogs to swim at the pool. He would offer that we should require proof of rabies vaccine, no leashes and humans not allowed in the pool. He also recommended that residents preregister. Memo offered to look into the event and plan it. Linda Johnson moved for drool in the pool event after it is closed and before it is drained. Claudia Simonson seconded. Motion passed.
- C. Correspondence.

Don Allen: Thanked the board to revitalizing the table around the tennis court.

Ellen Peters --

1. Pergola preservation: She says the restoration is required by the by-laws, and must be consistent. She also asked who is picking up the tab? Gerry Lipor offered If need to replace then should they use Trek board? PSA I and II look into it and Debie Truckey said the board approved to remove the second beam as the pergola's rotted and not replace it. As spring maintenance, Debie said they were removing rotted beams. He said could put them back on provided that they don't use cedar and are treated and can't be painted for a year. Debie stated that the prior Board had voted not to put that top part on. Ellen asking us to reconsider it not replacing the top part.

"Preservation" of the pergolas is in the by-laws according to Claudia Simonson. Whether this is preservation or not, we would like to look at it. It depends on who is paying for the addition of the new portion of the pergola. Claudia and Debie and Gerry should look into it and come back. People debated whether what is being done is "preservation." Dan Crispin said that it would be the PSA or resident responsibility. Three directors should figure out how to address it and let Carrie know.

2. Bird house limitations: The Wind Meadow Rules and Guidelines currently state that only one feeder per resident. Debie Truckey wanted to limit it to one bird feeder and asked to approve it. The board approved it with one limitation. Ellen Peters recommended that the Board open the rules and regulations and amend it to allow no limit on birdfeeders.

3. Ellen Peters also proposed that we change the rules and regulations as to clothes lines between the hours of 8 and 5 pm.

Julia Oas made a motion – to keep the close line rules as is. Linda Johnson: seconded it. Motion passed

Jackie Kelieb asked to look into a slide and dive board. We could send it to the Leisure Center. Julia Oas related that she had asked the same question 10 years ago and the answer was our pool wasn't deep enough.

Sally Maden stated that the deck area is very dirty and muddy. Carrie said it is because people walk on the grass and tracks mud into the pool. Linda Johnson would like to add to Carrie's task list to get quote on a sidewalk on the pool.

Dan Crispin moved to adjourn at 8:50 pm.

Julia A. Oas

Wind Meadows Corporation Secretary