

**Wind Meadows Corporation**  
**Board of Directors Meeting Minutes – October 16, 2023 at 6:30 p.m.**

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, October 16, 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 6:30 p.m.

**II. Roll Call**

The following directors were in attendance in person or via Zoom: Don Allen, Marci Boucher, Claudia Simonson, Mike Palazzola, Memo Fachino, Herb Beighley, Meg Richardson, 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.

**III. Board Meeting Minutes**

The regular Board of Directors meeting minutes from September were reviewed. Marci Boucher made a motion to accept the minutes. The motion to accept the minutes was seconded and carried without dissent.

**IV. Financial Statement Reports**

The financial statements for September were presented and reviewed. Cary Anastasio shared his financial report. Dan Crispin made a motion to accept the September financial statements. The motion was seconded and carried without dissent.

**V. Open the floor to members**

Memo Fachino made a motion to open the floor to members. The motion was seconded and carried without dissent. No members brought business to the floor during the open comment period.

**VI. Close the floor to members**

With no business brought to the floor by members, Memo Fachino made a motion to close the floor to members. The motion was seconded and carried without dissent.

**VII. Architectural Review Committee (ARC) Proposals**

The following change application was presented.

A. 107 Woodfield Court                      PSA I

The ARC recommended approval of this request. Bob Randleman made a motion to approve this change application. The motion to approve was seconded and carried without dissent.

## **VIII. Committee Reports**

- A. LCC. Linda Johnson brought three recommendations to the Board.
1. Restoration of the Leisure Center Circle. The LCC requested \$1000 to restore low maintenance shrubbery to the LC circle following the LCC's prior efforts to remove overgrown plantings. The LCC would get proposals on the appropriate shrubbery but did not have specific shrubbery in mind. Bob Randleman made a motion to approve the LCC's request for \$1000 to restore plantings in the circle, which was seconded. Memo Fachino amended the motion so that the funds would be put toward upkeep of the circle, not adding more plantings at this time. The motion as amended was seconded and carried with two dissenting votes.
  2. Extension of Pool Hours on Weekends through September 2024. The LCC proposed extending the pool open hours through the month of September on weekends only assuming there were lifeguards available. The Board discussed and noted that the proposed WPI Contract for 2024 and LC/CA/Admin budget for 2024 are dependent upon maintaining the current pool hours set in the Pool Rules and Regulations. Dan Crispin made a motion to reject the recommendation of the LCC. The motion to reject the recommendation was seconded and carried, with two dissents who would approve an extension in the pool open hours.
  3. Suspension of Guest fees for Grandchildren under the age of 18. The LCC proposed that the pool guest fee remain at \$5 for all pool guests except grandchildren under the age of 18, who would use the pool at no charge. The Board discussed the recommendation which has come before the Board numerous times since May 2021 when the guest fee was changed to be the same fee for all guests, including grandchildren and out of town guests. The Board was concerned about fairness to WMC residents who have no grandchildren and the cost of maintaining the pool which is defrayed by guest fees. The Board was also concerned with maintaining the budget line for guest fees in the 2024 proposed budget. To that end, Claudia Simonson made a motion to make the guest fee consistent at \$3 for all guests: pool guests, private party pool guests, and guests at the tennis and pickleball courts. The motion was seconded and carried with one dissent.

## **IX. Old Business**

- A. Follow up on resident comments and Board inquiries:
1. There was one comment made during the open comment period. The commenter noted that the Board's response during the recent air conditioner failure at the Leisure Center was disappointing. The commenter did appreciate Carrie Amos' compassion and willingness to coordinate, but expressed disappointment that the Board recommended that her party merely reschedule, and she thought the Board made insensitive remarks that reflected poorly on WMC. The Board appreciated the commenter's remarks and noted that it was a good reminder to all of us that offhand remarks made by the Board, or by members, may have an unintended effect. At that time the Board recommended that the commenter be reimbursed half the LC rental fee as a result of the unforeseen inconvenience.

2. There was one piece of correspondence to the Board. The resident asked whether the Board followed the Bylaws in providing notice to members when discussing the tennis court special assessment. The Board sent a written response to this member on 10/10/23 answering that the tennis court special assessment was on the agenda for February, March, and April's regular Board Meetings and the April Special Board meeting, and that members were adequately notified of the discussion at the Special Meeting and the ultimate approval of the special assessment that occurred at the Special meeting on 4/24/23.
3. The Board also reminded members that if anyone has questions, they should feel free to contact the Board directly, rather than through another member. All correspondence to the Board receives a researched written response.

B. Tennis Court Status. Don Allen reported on the status of the tennis court renovation.

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

#### **X. New Business**

- A. WPI Contract Renewal. Claudia Simonson walked the Board through the changes to the Schedule of Compensation to the WPI Management Contract, noting that there will be no net increase to the contract for 2024. The Board discussed the terms of the contract's Schedule of Compensation. Bob Randleman made a motion to accept the WPI Contract and the attached Schedule of Compensation for 2024. The motion to approve was seconded and carried without dissent.
- B. LC/CA/Admin Proposed Budget for 2024. Claudia Simonson presented the proposed 2024 budget for the Leisure Center/Common Area and Administration and especially identified those line items that would be increasing by contract (Brightview, and insurance) and recommended to be increased under the LC Reserve Study (transfer to LC/CA Reserves). The Board discussed the budget and how it would affect the PSAs' individual budgets. Carrie Amos noted that once the LC/CA/Admin budget is approved, the PSAs will set their budgets and the amount of their monthly HOA dues. Bob Randleman made a motion to approve the LC/CA/Admin budget for 2024. The motion was seconded and carried without dissent.
- C. Annual Cover Letter. Claudia Simonson described the draft Annual Cover Letter for the 2024 final budgets. The PSAs' monthly HOA dues will be filled in once the PSA directors have settled upon their budgets and the monthly dues. Dan Crispin made a motion to accept the letter as drafted. The motion was seconded and carried without dissent.
- D. There was no other new business brought to the floor to discuss.

#### **XI. Correspondence**

There has been no correspondence brought to the floor for discussion.

## **XII. Adjourn**

There being no further business before the Board, Bob Randleman made a motion to adjourn; and the meeting was adjourned at 7:25 p.m.

The next **Board Meeting** is scheduled for Monday, November 20, 2023, at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse, and with Washington Properties, Inc. by video/conference call through Zoom.

Carrie Amos  
WPI Project Manager