

Wind Meadows Corporation
Board of Directors Meeting Minutes – January 17, 2022, at 6:00 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on January 17, 2022, at 6:00 p.m. pursuant to notice given to the Directors in accordance with the By-laws 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

Vice President Debie Truckey called the meeting to order at 6:06 p.m.

II. Welcome New Board Members PSA I, PSA III, PSA IV

Debie Truckey welcomed PSA I director Don Allen, PSA III director Mike Palazzola, and PSA IV directors Jessica Mazurkiewicz and Jackie Kelble to the Board.

III. 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, Jackie Kelble, 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.

IV. Slate of Officers to be considered for Election

Debie Truckey shared the proposed 2022 Slate of Officers. Debie Truckey for President, Bob Randleman for Vice President, Claudia Simonson as Secretary, and Cary Anastasio as Treasurer. There were no other interested parties from the Board. There was a motion to accept the slate of officers as presented with no objections. Motion was seconded and carried. Debie Truckey entertained a motion to elect the accepted Slate of Officers. The motion was moved, seconded, and carried with no objections.

V. November 2021 Board Meeting Minutes

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

VI. November 2021 and December 2021 Financial Statement Reports

The financial statement reports for November 2021 and December 2021 were reviewed. There was a motion to accept the financials as submitted. The motion was seconded and carried. Treasurer, Cary Anastasio, also shared a summary of income and expenses relative to the 2021-year end profit and loss statement.

VII. Architectural Review Committee (ARC) Proposals

The following change application(s) were recommended for approval by the ARC and the Board of Directors: 126 W Campus Ct, pre-approved on 11/29/2021. There was a motion to accept the change application as presented. The motion was seconded and carried.

VIII. Open the Floor to Members

There was no business brought to the floor for discussion.

IX. Old Business

A. An update regarding the PSA IV easement request from March 2021 was shared. Director Dan Crispin shared that he communicated with the Village of Wind Point Administrator Casey Griffiths that the Wind Meadows Board of Directors was advised by outside counsel that they did not have the authority to grant an easement. Casey Griffiths responded in thanks. Director Claudia Simonson summed up the past events for new Board members stating that a development is underway at the old Wind Point School property. There was a request from the developer for an easement within PSA IV toward Lake Meadow Drive. After review of Wind Meadows governing documents, the legal opinion and conclusion provided by outside counsel was the WM Board of Directors does not have the authority to grant the requested easement.

- B. A copy of the accepted Brightview grounds and snow maintenance contracts were shared with the Board of Directors for informational purposes. Carrie presented a written announcement to owners regarding the change from Reliable Property Services to Brightview to be emailed/mailed all WM members. There was a motion to approve the written announcement as presented. The motion was seconded and carried.
- C. There was no other old business brought to the floor to discuss.

X. New Business

- A. The Zumba Fitness club requested the usage of the lower space of the Leisure Center to meet biweekly. The lower space would need to be cleared of furniture for the club to use this space. The heat would need to be turned up when the area was in use and the steps and parking lot would need to be cleared of snow in the event of a snow event when the club was scheduled. Debie Truckey entertained a motion for the Leisure Center Committee (LCC) to consider this space and the cost behind the usage of the space to make a recommendation to the Board. The motion was moved, seconded, and carried with no objections. Carrie will reach out to the LCC in reference to this matter.
- B. Directors Mike Palazzola and Katie White presented a Wind Meadows Visual Identity Project Power Point presentation to the Board. The presentation shared the various logos and fonts in use by Wind Meadows on signage, mailings, the newsletter, and the WM website. The goal of the project is to create consistency by adopting one logo and font to define a visual identity for Wind Meadows. Mike and Katie will continue to work together on this project and will present defined options to the Board for further discussion and consideration.
- C. Carrie requested a date change for the regular Board meeting in February. The meeting date requested was February 28, 2022 at 7:00 p.m. There were no objections for this change. There was a motion to accept the change in the meeting date as proposed. The motion was seconded and carried.
- D. There was no other new business brought to the floor to discuss.

XI. Committee Reports

- A. The LCC requested clarification on approving social/club contracts. Carrie shared that presently she has been approving social/club contracts as long as they fall within the parameters of the WM rules and regulations. The Board agreed that this was an appropriate process and should continue as such. The (new) Zumba Fitness club was discussed at length. The Board asked Carrie to follow up with the club instructor to ask about personal liability insurance and/or waivers of liability from club members, not only to protect WM, but also the instructor. Carrie will report back to the Board with gathered information.

XII. Correspondence:

An email was received from a WM member requesting tennis court usage each Monday morning for a doubles tennis group to play on all four courts from 9:00am-10:30am from May through September. The Board stated this process was obsolete and approval was not necessary. The Board stated that the reservation system may be used to set up court usage and is not limited per the rules and regulations.

XIII. Adjourn

There being no further business before the Board, the meeting was adjourned at 6:50 p.m.

The next meeting date is scheduled for Monday, February 28, 2022, at 7:00 p.m. in person at 101 Bayfield Drive, LC clubhouse and with Washington Properties, Inc. by video/conference call through Zoom.

Respectfully submitted,
Carrie Amos,
Project Manager