

**Wind Meadows Homeowners Association
2021 Annual Members Meeting
Minutes**

Date: January 19, 2021

Roll Call of Board Members

PSA I- Debie Truckey, Maneeka Decker, PSA II- Jim Kroll, PSA III- Joe Maurer not present, PSA IV- Linda Johnson, Memo Fachino, Julia Oas, PSA V- Dan Crispin, PSA VI- Cary Anastasio, PSA VII- Katie White, PSA VIII- Bob Randleman

Number of Members present:

- I. Call Meeting to Order President Linda Johnson called the meeting to order at 7:00 pm via a Zoom conference call due to Covid 19 restrictions.
- II. Introduction of Slate of Officers, Anne Stoltenberg introduced the slate of officers for 2021. Linda Johnson, President; Debie Truckey, Vice-President, Cary Anastasio, Treasurer, and Julia Oas, Secretary
- III. Roll Call, Julia Oas (See above for Directors who were present at meeting)
- IV. Introduction of 2021 Directors: President Johnson introduced the 2021 Directors, which are listed above.
- V. Welcome Members-- Linda Johnson welcomed members who were present. There were 51 members present. A list of all attending members is attached to these minutes.
- VI. Approval of the January 21, 2020 Annual Meeting Minutes:
There was one correction to the 2020 Annual Meeting Minutes: On the last page of the minutes in the eighth paragraph from the bottom, the address of the Main street property should be corrected to read 4403 Main Street, instead of 4300 Main Street.
Julia Oas made a motion to accept the amended minutes and Debie Truckey seconded the motion. The motion carried by unanimous vote.
- VII. Treasurer's Report, 2020 12-Month P & L Report, Cary Anastasio presented the Treasurer's report of expenditures. He addressed and detailed where the expenditures deviated from the budget in numerous places.
- VIII. 2020 Annual Report, Linda Johnson

Linda Johnson gave the annual report and reported the following projects that were addressed by the various PSA during 2020:

PSA I: Completed deferred maintenance projects and solved a drainage issue.

PSA II: During 2020, this PSA address building maintenance projects including crack and filling repairs and seal coating of various areas.

PSA III: Addressed maintenance issues, including leaky roofs and chimney repairs.

PSA IV: Removed numerous trees and stumps from the common areas and is currently looking to replant in 2021.

PSA V: Completed carpentry work and seal coated various areas within the PSA.

PSA VI: Completed deferred building maintenance and started phase one of a two phase painting project.

PSA VII: Completed various common area improvements on Sprucewood.

PSA VIII: Completed front walk replacement and mud-jacking and addressed drainage issues

Linda also summarized the various committees and their activities during 2020.

Leisure Center Committee: Chaired by Kate Maurer with members Jeannie Nelson, Mary Chovan, Lynn Edmunds, Margaret Fliss, Patricia Anastasio, Cheryl Brouillard and Linda Schubring

The committee was formed in Spring 2020 and opened the pool during covid conditions, completed a member survey addressing various issues and projects for the committee.

There were 4100 visits to the pool in 2020 under a modified pool schedule to address the public health requirements due to Covid 19. There were also 12 parties during 2020. The onsite office at the Leisure center was closed in February and did not reopen due to Covid 19 considerations.

Linda clarified that the Pool will be open from Memorial Day until Labor Day this year unless modified by Covid 19 restrictions.

Architectural Review Committee: Chaired by Carol Riekema with members Claudia Simonson, Lance Raichert, Pat Smith, Kim Zleavor, Cary Anastasio, and Anne Stoltenberg

In 2020, the Architectural Review Committee reviewed 82 member requests and approved 81 of them.

Election Committee: Chaired by Anne Stoltenberg with members Brenda Trumbauer, John Bradshaw, Ellen Peters, and Claudia Simonson.

They were appointed in November 2020 and were responsible for determine whether members were eligible to run for board seats, conducted the election and reported the counts back to the Board.

Audit Committee: Chaired by Courtney Leison, with members Ellen Peters, and Brenda Trumbauer. They have reviewed the professional auditor's report.

By laws Committee: Chaired by Bob Randleman with Claudia Simonson and Julia Oas. Extensive review and changes were made by the committee and are currently with the

Board. The Board will review and decide the changes to be recommended to the members. Members will receive copies of the changes with an explanation shortly thereafter and the board will conduct a special election of the Members for review and consideration of the by law changes and for a vote. The special election should be held Early Spring 2021.

Guidelines, Rules and Regulations Committee: Chaired by Jim Kroll with members Debie Truckey, Margaret Fliss, and Claudia Simonson.

The Guidelines, Rules and Regulations Committee has reviewed, streamlined, and revised the guidelines, rules and regulations. The changes will come after the adoption of the by-laws by the members and addressed by the board at a future board meeting.

Additional Updates:

Lights: Mike Palazzola presented a project regarding replacing the mercury vapor lights throughout Wind Meadows with LED lights. He estimates that the savings could be as much as \$3000 per year. In 2021, we will be hiring an electrician to do the replacements when the weather is warmer.

Transfer Fees: Linda Johnson explained that starting in 2021 all houses sold in WMC will be subject to a \$400 transfer fee to be paid by the buyer. The proceeds from the transfer fee will go towards capital reserve fund. Approximately, 23 properties are sold each year in WMC and it will provide a stream of revenue for upcoming years and capital reserve projects.

IX. Member Comments/Concerns

John Polodna: Thanked Bob Randleman and Jim Kroll for their work on the board. He also recommended that someone continue the garden club. He urged the board to be more active on the preservation of the 4403 Main property. He raised the issue with the snow plowing where he lives is not adequate. He urged new signage in PSA III and would like a bench at Lake Meadow and kayak landing and storage around the pond. He also suggested a borrowing library. Finally, he encouraged the board to use Zoom meetings (or a hybrid of zoom in-person) for future Annual meetings.

Kate Maurer: Kate thanked Ellen Peters for being persistent in wanting a Leisure Committee formed and for her work on the committee. She encouraged other members to get involved in the committees. She also wants the Deepwood Drive property (4403 Main) to remain nature and hoped that the new board would hold on to the healthy trees as long as possible. (Reminder – this area is not owned nor is it a common area of Wind Meadows Corporation).

Ellen Peters: Thanked everyone for their work this year and noted that there is a need for warm winter clothes for Racine residents. She and Dave Peters offered to be at the WMC Leisure Center from 11-12 pm Saturday, January 23, 2021 to collect items and will drop them off.

Catherine Gaspero: Raised a need to address ice buildup in gullies on Lakewood Drive. Discussion ensued on whether to use salt and the representative from Washington Properties informed the Membership that the applicable PSA Director decides for each PSA whether salt will be used by Reliable in its snow removal.

Kathleen Gueldenzopf raised using salt as well and recommended that the pathway between Greenwood and Lakewood be cleared by Reliable. Washington Properties informed us that Reliable is responsible for clearing the path of snow and will remind Reliable of its responsibilities.

Dan Crispin made a motion to adjourn and Debie Truckey seconded the motion.

The Annual Meeting of the Members was adjourned at 8:06 pm.

Respectfully submitted,

Julia A. Oas
Wind Meadows Corporation Secretary.