

Wind Meadows Corporation
Board of Directors Meeting Minutes – September 19, 2022 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, September 19, 2022, 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 Debie Truckey called the meeting to order at 6:31 p.m.

II. Roll Call

The following directors were in attendance in person or via Zoom: Debie Truckey, Don Allen, Claudia Simonson, Mike Palazzola, Memo Fachino, Jackie Kelble, Jessica Mazurkiewicz, 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. August 2022 Board Meeting Minutes

The regular Board of Directors meeting minutes from August 2022 were reviewed. There was a motion to accept the minutes as presented. The motion was seconded and carried.

IV. August 2022 Financial Statement Reports

The financial statement report for August 2022 was reviewed. There was a motion to accept the report as presented. The motion was seconded and carried.

V. Architectural Review Committee (ARC) Proposals

The following change applications were recommended for approval by the ARC and the Board of Directors:

- A. 6 Beechwood Ct. PSA 4
- B. 4219 Lake Meadow Dr. PSA 7
- C. 12 Applewood Ct. PSA 7
- D. 151 W. Parkfield Ct. PSA 8 (approved 8/24/22)
- E. 4287 Lake Meadow Dr. PSA 7 (approved 9/7/22)

There was a motion to accept the change applications as presented. The motion was seconded and carried.

VI. Committee Reports

A. LCC Report. Linda Johnson

- 1. LCC Vacancy. There will be three open positions on the LCC by March 2023. This month, the LCC proposes filling the position left vacant by Cheryl Brouillard. The LCC recommends the appointment of Carmen Gaspero. There was a motion to appoint Carmen Gaspero to the LCC. The motion was seconded and carried. Thanks, Carmen, for your interest in serving!

2. Ice Cream Freezer. The LCC has taken over managing the ice cream freezer, supplying it with ice cream purchased at local stores. Sales from ice cream have netted \$708 this year.
 3. Annual Picnic. The LCC received 102 RSVPs for the Annual Picnic, and despite poor weather, there were 75 attendees. The bouncy house could not be used and will be used at the Fall Fest instead.
 4. Project Approvals. Linda expressed concerns about the LCC about projects it proposes and for which it is asked to gather member interest and/or cost information. Linda described situations in which the LCC presented the information, and the Board did not vote to approve or vote on the funding of a project. Linda expressed the LCC's sentiment that their work was pointless. Debie responded that the work was needed but that overriding budgetary concerns may have prevented approval. There was discussion among several of the directors, Carrie Amos, and Linda about how the Board's budget is prepared and approved, and that the directors have an opportunity to provide input at an earlier stage than when they are approving the overall budget in November. Several directors discussed a comprehensive plan for updating the LC complex rather than making piecemeal changes, and Katie White and Linda asked about a five (5) year plan, both with respect to WMC and the LC complex. Carrie said one had been completed and would forward it to the directors but recommended an updated plan. Katie asked how the WMC HOA fees compare to other similar developments. Carrie said that an Association of similar size and structure has an HOA fee of \$300/month. This area has a rec center that is staffed with volunteers and does not have any wooded areas/trees. The issue here is that WMC uses special assessments to cover operational expenses when the budget is negative, which does not turn the budget around.
 5. Swing set Recommendation with cost and location. Linda presented a proposal for a swing set to be built at the LC complex. In July, a survey was sent to WMC members: "Voting on the idea of the addition of a playset in the common area near the leisure center is to obtain a general level of interest only. Your Yes or No vote is not a vote toward a commitment of any sort." Of those who responded, a majority responded that they were interested in a playset. The LCC gathered information on the cost of a swing set that meets Guidelines, Rules, and Regulations requirements, as well as additional items needed (rubber mulch, bucket swings, edging) all totaling \$2326 installed. She also proposed locations, and there was a discussion about the proposed locations. Debie asked whether WMC wants or needs a swing set, as well as ongoing maintenance costs. These questions generated discussion about why the LCC would proceed to gather information on the cost of the swing set if the Board was not prepared to approve the funding for the swing set. Debie also raised the budgetary concerns previously discussed. There was a motion to consider a swing set in next year's budget. The motion was seconded. The motion did not carry six (6) no votes to five (5) yes votes.
- B. Mission, Vision, and Values (MVV) Committee, Mike Palazzola and Katie White
1. Mike Palazzola and Katie White surveyed the membership on three words that described the WMC community. The three words that received overwhelming responses were: friendly, peaceful, and nature. The next step will be to work on a paragraph for the vision statement.

C. Insurance Committee, Bob Randleman

1. The Insurance Committee recommends the appointment of Mike Palazzola. There was a motion to appoint Mike Palazzola to the Insurance Committee. The motion was seconded and carried. Thanks, Mike, for your interest in serving!

VII. Open the Floor to Members

- A. Jim Kroll, a resident of West Parkfield Court, commented regarding replacement lightbulbs. He has volunteered to identify burned-out bulbs and replace them as necessary. Also, he commented about requesting the substance of ARC proposals.
- B. There was no other business brought to the floor by members.

VIII. Old Business

- A. Meeting Task List. Carrie Amos shared that there were several pending items on the list. Reminders will be sent to those that are to help with these tasks.
- B. Food Truck Follow-up, Bob Randleman
 1. Bob Randleman contacted John Freeze from Compass Insurance regarding WMC liability coverage related to a food truck or bouncy houses. WMC's current policy does not grant liability coverage and would be expensive to add as a rider. John Freeze said we should make sure the food truck or bouncy house provider is insured, has their own policy coverage, and adds WMC to their policy certificate of insurance.
 2. Bob also reported on WMC's coverage for embezzlement by its agent. If an incident similar to what occurred in Florida where the person absconded with HOA funds, WMC now as of May 2022 has insurance to cover such embezzlement.
- C. Consideration of LC Lower-Level Multipurpose Room, LCC, Memo Fachino. Memo Fachino commented that the Board should ensure that we are considering the LC lower-level multipurpose room for next year's budget so that another whole year with empty space in the lower level does not pass. There was a motion to consider the upgrades to the LC's lower level to create a multipurpose room in next year's budget to work towards making the room usable. The motion was seconded and carried with two (2) nays noted.
- D. There was no other old business brought to the floor to discuss.

IX. New Business

- A. Homeowners opting out of grass cutting, Mike Palazzola. Mike related the concerns of a homeowner in his PSA who wants to care for her own grass while continuing to pay Brightview (BV). She would like to opt-out of grass cutting and identify her home with a skip-the-mowing sticker or reflector. Debie noted that managing on BV's end may be burdensome to WPI and the PSA director. Several directors noted that homeowners should not discuss preferences with BV staff but run their concerns through WPI or their director and that managing BV is WPI's responsibility and special requests add to that burden. The homeowner likely would continue to mow her own grass whatever the outcome of this discussion. There was a motion to approve homeowners' ability to opt-out of BV cutting grass. The motion failed to pass. The homeowner cannot opt out.
- B. Revision to Pool Rules and Regulations, Claudia Simonson. Claudia Simonson presented proposed changes to Pool Rules and Regulations related to lifeguards and

the length of pool season. This need not be voted on this month. Mike recommended that the end of the pool season be the last Sunday after Labor Day. Debie described pool usage after Aug 15. Tabled until October Board meeting so attendance data can be considered.

- C. Other New Business. Jackie Kelble raised questions about the Aquacise class and whether they pay for adult-only pool time. Debie noted, and Claudia provided additional background, that the adult-only swim used to be 2 hours and there also were kids' swim lessons during that time. Jackie was concerned about discrimination. If Aquacise is an exercise class, then do they have to pay a club fee in the LC clubhouse? Debie responded that anyone who has a club pays a club fee. Jessica Mazurkiewicz asked whether a water Zumba class would pay a club fee, or a tai chi would not pay a club fee. The answer is that only clubs that use the LC clubhouse pay a club fee.
- D. Naming Rights for the Pickle Ball Courts. Mike would like to offer naming rights of \$250 (or another figure?) per court per year. The matter was tabled.
- E. There was no other new business brought to the floor to discuss.

X. Correspondence

- A. There was no correspondence brought to the floor for discussion.

XI. Adjourn

There being no further business before the Board, the meeting was adjourned at 8:26 pm.

The next meeting date is scheduled for Monday, October 17, 2022, at 6:30 p.m. in person at 101 Bayfield Drive, LC clubhouse and with Washington Properties, Inc. by video/conference call through Zoom.

Claudia Simonson
Secretary