

# **WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES**

**April 21, 2020**

The regular meeting of the WMC Board of Directors was held on Tuesday, April 21, 2020 via a Zoom call due to COVID19 stay at home mandate, pursuant to notice given to each Director in accordance with the Bylaws of the Corporation.

Bob Randleman called the meeting to order at 7:00 pm. Present were Directors: John Brashaw, Dan Naughton, Debie Truckey, Joe Mauer, Linda Johnson, Joe Fox, Jim Kroll, Maneeka Decker, Sam Duchac and Margaret Fliss. Also present were Washington Property representatives Carrie Harbach and TJ Orth.

Minutes from February 25, 2020 were reviewed. Jim Kroll suggested the removal of the reference to \$4,395 Capital Expense for gutter repair in the financials. Motion to approve the amended minutes with the gutter repair was made by Margaret Fliss and seconded by Jim Kroll. Motion carried.

## **Financial Report**

TJ Orth went over the new format. Directors were given a Balance Sheet, Budget Comparison Report, General Ledger Report and Delinquency Report for their review. A reminder that a Condo Book which contains specific financials to include paid receipts for each PSA is available at the office. The financial reports for March and April were reviewed. There was a motion made by Debie Truckey and seconded by John Brashaw to accept the financials as presented. Motion carried.

Carrie Harbach gave an update on the audit. Gordon Maier is in the final stages and should be finished this week. The delay will not affect the cost.

## **Architectural Review Committee**

The following ARC requests were reviewed:

- 88 Woodfield Ct. PSA 1 - Remove/Trim overgrown bushes/trees
- 46 Parkwood Ct. PSA 2 - Removal of dead bush and replacement
- 12 Lakewood Dr. PSA 3 - Upgrade front walk and stoop, landscaping
- 43 & 44 E. Campus Ct. PSA 3 - Replacement of removed tree
- 9 Cedarwood Ct. PSA 4 - New landscaping
- 87 Woodfield Ct. PSA 1 - Appeal

Debie Truckey, PSA1 director updated that the original denial by the ARC is no longer an issue as the new modification does not go against the rules and regulations. Furthermore, it is believed that the modification is solely on the homeowners property. TJ Orth will verify this and report back. Further action was tabled until May. A motion to approve all requests except for 87 Woodfield Ct. was made by Linda Johnson and seconded by Margaret Fliss. Motion carried.

## **Committee Reports**

The Rules and Regulations Committee will begin work on April 22, 2020.

## **Project Manager Report**

Carrie Harbach reviewed her monthly task list. Linda Johnson questioned the completion of "removal of thin ice" signs, stating there were still three signs posted. Carrie will have them removed. The opening of the pool will be determined by the restrictions in place due to Covid19. The board will monitor the Governors' mandates. A suggestion to have the pool filled and ready to go was made. Motion to approve the Project Manager report was made by John Brashaw and seconded by Debie Truckey. Motion carried.

## **New Business**

Bob Randleman met with Compass Insurance regarding our renewal of the current policy through Liberty Mutual. Bob has also talked to Johnson Insurance for comparison. There will be a 3% increase in our premium. Motion to renew our current insurance policy was made by Linda Johnson and seconded by Debie Truckey. Motion carried. Carrie Harbach will call Compass to renew the policy.

Appointment of Leisure Center Committee. Bob Randleman stated our current Rules and Regulations call for a two-year term. In order to have continuity within the committee, Bob proposed that initially, committee members serving in an even number PSA serve a two-year term and odd number PSA serve a one-year term. A list of all residents interested in serving on this committee had been sent to all Directors. Bob asked individual Directors to nominate one resident from their PSA. A motion to approve the candidates was made by Debie Truckey and seconded by Joe Fox. Motion carried 8 - 3.

Sam Duchac proposed developing a boat launch pad for residents to easily access Meadow Lake. He would like to see a kayak storage facility at the launch site that could be rented. Sam will bring a detailed proposal to the May meeting.

Reliable provided a Safety Data Sheet on the weed-control products they are using and Fred Wensing assured that the product is used sparingly and does not contain Roundup. Flags with the date of application are posted.

WMC entered into a contract (\$5,000) working with Ray Leffler on the removal of 101 dead trees along the path between Lake Meadow and 4 Mile Rd. Mr. Leffler suggested further removal of all brush and invasive trees in the area and has asked for an additional \$1,500. Once Mr. Leffler's landscaping plan for that area is proposed a decision can be made regarding further restoration. A motion was made by Linda Johnson to spend up to \$1,500 for the continued work and seconded by John Brashaw. Motion passed.

A suggestion was made to contact Great Lakes to have them remove equipment from the Leisure Center Parking lot. Carrie Harbach will follow-up.

Review of correspondence from PSA4 resident regarding the landscape of the common area after the removal of a few more trees. PSA4 Directors will review the space and come up with a restoration plan.

With no further business the meeting was adjourned at 8:36.

Respectfully submitted,

Linda Johnson, Secretary