

**WIND MEADOWS CORPORATION
JANUARY 21, 2020
ANNUAL MEETING MINUTES**

The Annual Membership Meeting of the Wind Meadows Corporation (WMC) was held on Tuesday, January 21, 2020 at 7:00 p.m. in the upper level of the Leisure Center, 101 Bayfield Dr., pursuant to the notice mailed to each homeowner in accordance with the Bylaws of the Corporation.

President Bob Randleman called the meeting to order at 7:00 p.m. Directors present were: Bob Randleman, John Brashaw, Jim Kroll, Debie Truckey, Joe Fox, Dan Naughton, Sam Duchac, Linda Johnson, Margaret Fliss, Joe Mauer and Maneeka Decker. Washington Properties representatives TJ Orth and Carrie Harbach were also in attendance. There were forty resident members who signed in to the meeting.

President Randleman welcomed all residents and thanked them for attending. Bob asked that each Director introduce themselves. Bob welcomed our newest board members Joe Mauer representing PSA 3 and Maneeka Decker representing PSA 1. Bob thanked TJ Orth and Carrie Harbach for their attendance.

The Annual Membership Meeting Minutes from January 22, 2019 was reviewed. A motion for approval was made by John Brashaw and seconded by Linda Johnson. Motion carried.

John Brashaw gave the Treasurer Report highlighting the 2019 Profit and Loss Report and Statement of Accounts. There were 462 trees removed at a cost of \$175,000 in 2019 compared to 375 trees in 2018. Special Assessment expenses for PSA 1, 3, 4, 5 and 6 for tree removal totaled \$133,000. Capital Expenses for PSA 1, 2, 3, 6, 8 and the Leisure Center totaled \$109,900. The net cash flow is \$90,493 with a net gain/loss in reserves of \$93,384. The year-end balance for 2019 was \$392,806, which includes checking, contingency savings and capital reserves.

Bob Randleman gave the Annual Report highlighting the following:

Major projects completed:

- PSA 1 - finished replacing chimney chase and caps.
- PSA V - incorporated into WMC.
- PSA VI - added back gutters and gutter supports.
- PSA VIII - painted all 16 buildings / patched, crack filled and sealed Parkfield Ct.
- Significant amount of carpentry work completed in PSAs 1, 2, 3 and 6

Thank you to some WMC residents for their generosity in adding new trees to WMC.

Board volunteers continue to shoot noisemakers around Meadow Lake to relocate geese out of Wind Meadows. This method continues to work well in reducing the number of geese throughout our community.

The Leisure Center pool had 3,575 recorded visits. The Leisure Center Clubhouse had 49 scheduled parties. A large area of concrete was replaced on the south side of the pool. A book club and garden club were started by volunteer residents.

The Architectural Review Committee (ARC) received 87 requests for exterior changes to homes and/or landscaping of which 84 were approved.

Residents were reminded that if they are not receiving the monthly newsletter to call or email the office with your email address. Your address will not be shared. All emails are sent bcc.

Once again, a special thank you to Dave Hess and others who continue to pull the invasive plant garlic mustard throughout Wind Meadows. Dave Hess has also started a Tree Fund in honor of his late wife. Residents can donate to this fund by stopping at Johnson Bank and make any size contribution to the WMC Tree Fund.

The third Annual WMC Picnic was held and the second Annual Chili Cook-off was held.

Bob Randleman stated that in accordance with our Rules and Regulations, a copy of the proposed changes to our current Bylaws was sent to all residents and opened the floor for any discussion prior to seeking approval. Residents were concerned with the following areas: Clarification of PSA Representatives - lack of notification for special assessment and notices - no limitation for what special assessments can be used for - elimination of committees and or positions, makeup and functions of committees - executive Annual meeting date - increase of late fee charge - term limits for Board positions. The Board will review concerns and make necessary changes, if deemed appropriate, and come back to the members for approval of the proposed bylaws at a later date.

Bob Randleman called for comments from the floor with the following subjects discussed:

Several members had concerns about the pool and asked why the pool budget has increased. President Randleman explained that the pool is old and continued maintenance is needed. There was discussion if perhaps it would be beneficial to budget for replacement rather than maintenance. Jim Kroll advised that the cost of a new pool would be around \$250,000 and that it does not make sense at this time. The Board of Directors is continuing to research this for the future. While the pool budget rises, we are continuing to try to make cuts in other items related to the pool. Bob Randleman announced that Washington Properties will take over hiring and maintenance of the pool and will do so as cost effectively as possible. The plea from residents was once again made to consider keeping the pool open longer.

A member asked what action the Board took regarding the concern last year regarding Reliable using Roundup. Bob explained that Reliable has stopped using Roundup. The member believes the new product used still contains glyphosate and another member asked that any weed killer be banned from use in Wind Meadows. Bob Randleman will check with Reliable.

A member was concerned with the low reserves in his PSA due to having to pay for fines on a property that was no longer owned by a resident. While WMC does place a lien on properties, HOA fees are at the bottom of the paying order when properties go thru bankruptcy.

A member asked why pine trees were removed from the center island on his court when they were not dead. Linda Johnson, PSA Director for this area, explained that Great Lakes has a list of all trees for removal and while not all trees are a high priority, sometimes dying trees are removed at the same time as dead trees due to the overall appearance or location. We use the expertise of the company to make decisions on trees as long as it is on the list.

A member asked for clarification on what the representation of PSA Directors was to households. Bob explained that each PSA has between 1 and 3 Directors based on the division of 316 homes/condos. When questioned on the efficiency of the divisions of PSAs,

Bob explained that the way we have been operating has worked efficiently thus far and no change is needed.

A member was concerned with the switch of having an on-site manager to only being here two days a week. Bob Randleman explained that this will be in the best interest of WMC and that service to our residents should not be affected.

Several members had concerns about the service from Great Lakes and Reliable. One member questioned why service trucks were parked in the Leisure Center when no work was being done. President Randleman informed that work is done almost daily and allowing them to park saves a trip fee. Another resident from PSA 1 had issues with his lawn and garden being destroyed. The Board of Directors will look into this concern. Several members had a concern regarding the poor snow removal this year. Bob Randleman stated that he would set up a future meeting to discuss residents' concerns.

A member asked where money went for special assessments and also had a concern about special assessment and the fact that assessments could be made to residents without notification. Per our current By-Laws, no notification is required. Any money assessed by a PSA stays in that PSA's budget.

A member had concerns over the development of the Wind Point property at 4403 Main Street. She is forming a committee to attempt preservation of the five-acre lot from development, and asked for members to support by signing a petition, speaking to the Village of Wind Point or voting against this, should it appear as a referendum vote.

Several members spoke regarding their concerns of the development of the Wind Point School property.

A member encouraged all to plant a couple trees to help restore the loss of trees in our community. A reminder was made regarding the WMC Tree Fund at Johnson Bank.

A member had a concern that the scheduled Annual Meeting is in January when many of the residents leave for extended vacations during this time and asked the Board to consider moving the meeting to a late Spring or early Summer date.

A member asked if PSA Directors emails could be published on the website and in the newsletter for better communication. The Board will look into this information being published.

A member asked when a 3rd party audit would be completed. Bob Randleman informed that this audit should be completed by the end of February.

A member asked how the newsletter was distributed. The newsletter is sent to all residents who have provided an email address. Those residents without email are able to pick up a copy of the newsletter outside the Leisure Center. The resident asked that those who do not have email be mailed a copy and not be inconvenienced to have to obtain it.

With no further business discussed, the meeting was adjourned at 9:57 pm

Respectfully submitted,

Linda Johnson, WMC Board Secretary

