

**Wind Meadows Corporation**  
**Board of Directors Meeting Minutes – July 18, 2022 at 6:30 p.m.**

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, July 18, 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, 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. Don Allen is excused.

**III. June 2022 Board Meeting Minutes**

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

**IV. June 2022 Financial Statement Reports**

The financial statement report for June 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. 83 Woodfield Ct. PSA 1 (approved 7/2/22)
- B. 84 Woodfield Ct. PSA 1
- C. 107 Woodfield Ct. PSA 1
- D. 41 Parkwood Ct. PSA 2
- E. 1 Beechwood Ct. PSA 4
- F. 7 Greenwood Ct. PSA 4
- G. 8 Cherrywood Ct. PSA 4
- H. 8 Redwood Ct. PSA 4
- I. 10 Pinewood Ct. PSA 4
- J. 3 Ironwood Ct. PSA 7

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 described LCC's proposed events for 2022-2023 for the Clubhouse and LC grounds and their sources of funding:

- a. Picnic and Paddle Party, August 21, 2022; held on the LC grounds and using the pool bathrooms and Clubhouse folding tables; potluck style picnic with kayaking available; paper product funding from LC cash reserves/ice cream account.
  - b. WMC Annual Picnic, September 11, 2022, 12-3pm: held in the Clubhouse and on the LC grounds; picnic lunch catered by Danny's; bouncy house; funding from LCC misc. account, \$500-\$600 estimated.
  - c. Fall Fest, October 9, 2022; outside carnival held on the LC grounds; games for kids, food, activities, utilize tickets for booth tables; bouncy house donated by Jessica Mazurkiewicz; funding from the LC Special Limited Membership Account, \$1000 estimated.
  - d. Chili Cookoff, December 4, 2022, with Packer/Bears game, noon: held in the Clubhouse; residents bring in chili, those not participating pay a small fee to eat; hold a 50/50 raffle; funding for paper products, game snacks, and 1<sup>st</sup> and 2<sup>nd</sup> prizes from LC misc. furniture sales account.
  - e. Valentine Cookie Decorating, February 12, 2023: held in the Clubhouse; residents sign up to decorate heart shaped cookies, possible small fee; cookies are baked and ready to frost; funding for cookies and frosting from LC cash reserves/ice cream account.
- B. Linda confirmed that there will not be Halloween or Winter/Christmas decorating contests over the 2022/2023 seasons.
  - C. With limits set, there was a motion to approve the LCC's proposed events as described. The motion was seconded and carried.

## **VII. Open the Floor to Members**

- A. Cory Washkevich, a resident of Lake Meadow Drive, commented regarding the increase in the cost of pool parties, and the lapse in response from WPI. She previously asked about how the breakdown in the increase in lifeguard pay affects the cost of the pool parties and what was the closing procedure. During the member comment period, TJ Orth responded that he sent the resident a breakdown of costs at her request; and provided additional detail later in the meeting. She commented that WMC must have been losing money on pool parties before.
- B. Jason Barber, a resident of Lake Meadow Drive, commented regarding the cleanliness of the LC Clubhouse during a recent rental. He also stated that there was a bird's nest outside the LC clubhouse door and that a bird flew inside and pooped inside the clubhouse, which he had to clean up. He contacted WPI, but he commented that he did not receive a timely response from them.
- C. Lynn Edmunds, a resident of Birchwood Court, questioned why the pool was closed recently for an entire day when it was no longer raining. She also asked who answers the comments raised during the board meetings.
- D. Linda Johnson, a resident of Pinewood Court, also commented on whether and how residents who comment during the Board Meeting would receive responses on their comments.
- E. There was no other business brought to the floor by members.

## **VIII. Old Business**

- A. Meeting Task List. Carrie Amos described the status of the task list.

- B. Common Area Ornaments Survey Results. Debie Truckey stated that the survey results are in, and that Carrie Amos tabulated the surveys. Option 3 got the most votes. Dan Crispin noted that Option 4 was next. Claudia Simonson noted that between the two options, residents preferred less restriction. Bob Randleman continues to be concerned about residents installing excessively tall ornaments in the front common areas and what will be the recourse in that event. There was a motion to approve Option 3 and revise the Rules and Regulations accordingly. The motion was seconded and carried.
- C. Consider Draft Food Truck Policy. Carrie spoke with Compass about WMC's liability. For events that will be hosted on WMC property (i.e., in WMC cul de sacs, not in SFH driveways or courts), Compass recommended adding to the policy that the food truck operator provides the event host a certificate of insurance (COI) with Wind Meadows Corporation listed as an Additional Insured for the event. Bob is concerned if a food truck is contracted, is on WMC property, and there is no COI, and then people get food poisoning, for example, that WMC may have exposure. He asked whether WMC's insurance would cover such a situation. Several directors weighed in, and a recommendation was to revise the policy to include a requirement that the event host submits the COI to Carrie prior to the event. Claudia still expressed concern about paragraph VII of the policy. Bob will consult with Compass and will review the Liberty Mutual policy. Follow-up is tabled for the August meeting.
- D. Other Business.
  - a. TJ Orth spoke further about the amenity of after-hours pool parties both as a benefit for residents and an opportunity for lifeguards to supplement their income. He provided a breakdown of the cost of pool parties and noted that previously the pool parties were at the break-even point, therefore the cost was increased by \$20. Regarding pool cancellations due to inclement weather, the lifeguards are scheduled for the day. Some are not able to open the pool. If the pool is closed at the start of the day, and if the weather clears up, there may not be pool opener lifeguards available.
  - b. Debie Truckey addressed the mishap with garbage collection at the Leisure Center. She and Carrie Amos spoke with John's collection about the missed week, and they expect that John's Disposal won't miss again. A few directors suggested a refund to affected residents who had parties at the LC the weekend that the garbage was not picked up. Debie said it was beyond our control that the garbage was not collected, but also that the Board would consider refunds. With respect to the bird's nest at the LC, Debie noted that there is a state law that prohibits moving birds' nests.
  - c. Walking Path. Debie is following up on this.
- E. There was no other old business brought to the floor to discuss.

## **IX. New Business**

- A. Resident Communication.
  - a. Mike Palazzola asked whether renters receive the same Bylaws and Rules & Regulations as homeowners. Carrie confirmed that they do.
  - b. Debie confirmed that based upon a review of prior months' Board minutes, the Board thoroughly responded to resident questions in the course of the Board meetings. Some directors noted it was possible that responses do not reach the affected residents. A few directors said that residents might be looking for follow up, whether during the Board meeting or in a timely manner in response

to a written request, or for some consideration for any inconvenience they might have encountered.

**B. Other New Business.**

- a. Trampolines. Jackie Kelble raised an issue related to a Single Family Home resident who was notified that their trampoline was placed in a location that violated the Guidelines, Rules, and Regulations, but that other SFH homeowners' trampolines were also in violation and had not been cited. Jackie noted that the GRRs state for SFHs that trampolines are permitted only in non-public-facing areas. She asked why the GRRs were written in this way when some yards are not large and do not allow for placement so that the trampoline is not visible from the street. Carrie Amos stated that there were two other SFHs with trampolines that were visible from the street and that they would also receive letters. She said that the resident Jackie referred to placed their trampoline at the top of the driveway and close to a neighbor's house, and the neighbor complained of noise. Debie and Claudia noted that this rule required placement in a non-public facing area and with Board approval. Any change to the language of the GRRs related to the placement of a trampoline a certain distance from the property line has been tabled for next month.
- b. Wind Meadows Families Facebook Group. Jackie recommended that the Wind Meadows Families Facebook Group only permit access by current residents. Memo Fachino noted that the Facebook group is not run by the WMC board, and suggested she reach out to Linda Johnson who is the administrator of the Facebook Group.
- c. Sale of Excess LC Furniture. Jackie noted she was able to sell the furniture near the tennis courts for \$50.
- d. Playground interest solicitation. Memo stated that responses on the playground were more yeses than nos showing interest.

C. 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. Motion to go into Closed Executive Session**

- A. There was a motion to go into a closed Executive Session. The motion was seconded and carried. At 8:20 p.m., the Board went into a closed Executive Session.
- B. The Board returned to the open session at 9:03 p.m.

**XII. Adjourn**

There being no further business before the Board, the meeting was adjourned at 9:03 pm.

The next meeting date is scheduled for Monday, August 15, 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