

**Wind Meadows Corporation**  
**Board of Directors Meeting Minutes – February 20, 2023 at 6:30 p.m.**

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, February 20, 2023 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 Claudia Simonson called the meeting to order at 6:31 p.m.

**II. Roll Call**

The following directors were in attendance in person or via Zoom: Don Allen, Marci Boucher, 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. Board Meeting Minutes**

There were no regular Board of Directors meeting minutes presented as the November Board meeting minutes were previously approved at the annual meeting in January 2023.

**IV. Financial Statement Reports**

The financial statements for January were presented and reviewed. Cary Anastasio shared his financial report. There was a motion made to accept the January financial statements as presented. The motion was seconded and carried.

**V. Architectural Review Committee (ARC) Proposals**

The following change applications were presented:

- |                            |                           |
|----------------------------|---------------------------|
| A. 131/132 E Parkfield Ct. | LC/CA Parking Lot         |
| B. 131/132 E Parkfield Ct. | LC/CA Green Space         |
| C. 88 Woodfield Ct.        | PSA 1                     |
| D. 2 Cedarwood Ct.         | PSA 4                     |
| E. 10 Sprucewood Ct.       | PSA 7                     |
| F. 26 Lakewood Dr.         | PSA 3 (approved 2/1/2023) |
| G. 7 Birchwood Ct.         | PSA 4 (approved 1/4/23)   |

A motion was made for Board approval for change applications at 88 Woodfield Court, 2 Cedarwood Court, and 10 Sprucewood Court. The motion was seconded and carried. A motion was made to deny the two change applications from 131/132 E Parkfield Court for the Leisure Center parking lot and the Leisure Center green space tree plantings. The motion was seconded and carried. The change applications for 26 Lakewood Drive and 7 Birchwood Ct were approved by the Board via email prior to the February meeting.

**VI. Committee Reports**

A. LCC Committee, Linda Johnson presented the following recommendations.

1. Tennis pool guest fees. After Board discussion, a motion was made to increase the pool guest fees to \$5 and to increase the tennis court guest fees to \$3. The motion was seconded and carried.
2. Pool dates of operation. Daily temperature data was presented for review.

3. LL improvement recommendation. The Board discussed the LL improvements and the cost presented by the committee. A motion was made to approve the cost of the improvements not to exceed \$10,000. The motion was seconded and carried.
4. Tennis court resurfacing. Linda Johnson and Don Allen recommended going forward with the resurfacing of the tennis courts with court #4 being converted into two pickleball courts. Two quotes were presented. Bob Randleman made a motion to approve the expenditure of \$107K for the resurfacing of the tennis courts and that it be financed by way of a \$200 special assessment and \$44K from Leisure Center reserves. Mike Palazzola seconded this motion. Carrie Amos called for a roll call vote. In favor: Marci, Don, Mike, Jackie, Dan, Katie, and Bob. Opposed: Claudia, Memo, Jessica, Cary. Seven were in favor, 4 opposed. Motion Carried.

**VII. Open the Floor to Members** A motion was made to open the floor to members. The motion was seconded and carried.

- A. A resident of Deepwood Court commented regarding the bylaw change and suggested that the total number should be reviewed and should be given legal review.
- B. A resident of West Campus Court commented that the open floor to members should be done prior to the Board making any motions or decisions on agenda items. She suggested the order on the meeting agenda be changed.
- C. With no other business brought to the floor by members. A motion was made to close the floor to members. The motion was seconded and carried.

**VIII. Old Business**

- A. Follow up on resident comments:
  1. Snow Plowing- PSA 3 director followed up with the village about the responsibility of Lakewood when it comes to plowing and/or salting. Carrie followed up with Brightview about clearing the snow better for the next event. Salting is on an as-needed basis and the director must contact the office if this is necessary.
  2. Placement of Snow Equipment- Next season the snow equipment can be placed in the parking spaces closer to the leisure center so it is less of an eye sore to the units that back up to the LC parking lot.
  3. Building Improvement Balance Sheet-TJ reached out to WPI's CPA about listing building improvements and /or common area property value as an asset on the year-end balance sheet. He will follow up with an answer.
  4. A reminder to clean up dog waste was put in the February newsletter and will continue to be added going forward.
  5. Bylaw Revision about rentals and notification to residents- Director Marci Boucher echoed the comments made by a resident during the open comment and also commented that no special exceptions were permitted. An email response was given to a resident that expressed concern about the change to the bylaws. WPI sent the proposed change to residents more than 30 days prior to the annual meeting via email, which is registered on the owner's account and by USPS to those members without an email on file. The board is the sponsor of any changes to the governing document. The change was proposed, amended after discussion, and approved on 1/30/23. The February newsletter also noted the bylaw change. It was shared that it is the homeowner's responsibility to inform the village about the home being utilized as a rental.
- B. PSA VII Common Area Use- It was confirmed by the Village of Wind Point that PSA VII common area has relatively no restrictions for usage.
- C. Pool Rules & Regulations-The pool will be opened the first Saturday in June through Labor Day weekend. A motion was made to approve the dates for the pool and add them to the rules and regulations. The motion was seconded by and carried.

- D. Reserve Advisor Study- The LC reserve study was completed and presented to the Board for review at each director's leisure. The study will be revisited at a Special Meeting, time, and date to be determined.
- E. There was no other old business brought to the floor to discuss.

**IX. New Business**

- A. Lake Treatment Options- Carrie received a proposal of three (3) estimates for the different options for the treatment of the lake. This is not budgeted for this year so it will be discussed later. When budgeting in late 2023, the costs should be considered.
- B. Brightview Quarterly Assessment Report- Brightview provided their quarterly assessment to be reviewed.
- C. Charging for Advertisements- Mike Palazzola suggested we gauge interest in advertising in the newsletter. Carrie will seek some price ranges for this type of advertising from other sources.
- D. Pepsi Machine- The Pepsi machine will be picked up due to lack of sales and the machine is outdated per Pepsi. The Leisure Center Committee will investigate other options.
- E. PSA 4 will review the quotes for the islands throughout PSA 4 and decide on upgrades that can be done to make the islands more aesthetically pleasing once the snow has melted.
- F. There was no other new business brought to the floor to discuss.

**X. Correspondence**

- A. Email received on January 31, 2023 from Lakefield resident, response for review.
- B. Email received on February 6, 2023 from E. Parkfield resident, response for review.

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 8:24 p.m.

The next **Board Meeting** is scheduled for Monday, March 20, 2023 at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse and with Washington Properties, Inc. by video/conference call through Zoom.

Jackie Kelble  
Secretary