

# **WIND MEADOWS CORPORATION ANNUAL REPORT YEAR 2023**

The Wind Meadows Corporation (WMC) was created in 1975 as a non-profit Homeowners Association to own and maintain the Open Spaces in the Wind Meadows (WM) area; to own, maintain and operate the Leisure Center and its facilities; to exert architectural control over all buildings, sites, and land within WM; and to establish and administer the budgetary, financial, and operational procedures and functions required to carry out and pay for services rendered to residents. The WMC is divided into financially separate Parcel Service Areas (PSA) for representation on the Board of Directors and for delivery of specified services. All WM residents share in the rights, privileges, and obligations of ownership in a community intentionally structured to build and sustain excellence in environment, economic stability, and aesthetic values.

It is the ongoing goal of the WMC Board to ensure that all residents continue to experience a superior living environment.

## **2023 Board of Directors**

**We thank each of you for volunteering for your community in this capacity.**

PSA I Marci Boucher

PSA I Don Allen

PSA II Claudia Simonson-President

PSA III Mike Palazzola

PSA IV Memo Fachino

PSA IV Jackie Kelble-Secretary

PSA IV Meg Richardson (appointed per Jackie's resignation)

PSA IV Jessica Mazurkiewicz

PSA IV Herb Beighley (appointed per Jessica's resignation)

PSA V Dan Crispin

PSA VI Cary Anastasio-Treasurer

PSA VII Katie White

PSA VIII Bob Randleman-Vice President

## **PSA Projects Completed in 2023**

PSA I: replacement walkways on two more area courts, front lawn restoration after grub infestation, repairs to the asphalt drives, repairs to several drainage concerns in the area, an unexpected roof replacement, the resurfacing and painting of several front door pergolas, all single-story building maintenance as well as the continued crawling insect treatment program.

PSA II: repairs to the asphalt drives and all regular building and ground maintenance.

PSA III: repairs to a drainage concern in one of the parking areas and all regular building and grounds maintenance.

PSA IV: restoration to all court islands with the addition of mulch and all regular ground/tree maintenance.

PSA V: seal coating of the parking/driveway area, brick sealing on all chimneys, and all regular building and ground maintenance.

PSA VI: final buildings of a gutter project, and all regular building and ground maintenance.

PSA VII: repairs to the mailbox station that was damaged by a vehicle, cost reimbursed by the driver.

PSA VIII: landscaping project and all regular building and ground maintenance.

### **Association Happenings in 2023**

In November 2022, the Board of Directors approved an increase in the property transfer fee. Each time a property is sold in Wind Meadows a \$600.00 transfer fee will be collected from the buyer by the title company during the closing of the sale. This fee shall be deposited by WMC into the Leisure Center/Common Area Capital Reserve Account. This is common practice throughout the US when common amenities are a part of an Association and are immediately available to a new homeowner.

In 2023, nine properties were sold with \$5,400.00 collected in property transfer fees.

The 5<sup>th</sup> Annual WM Paddle and Picnic was held in August. This event allows the community to get together for a potluck-style lunch and try out their kayaking skills in Lake Meadows.

The 5<sup>th</sup> Annual WM Picnic was held in October with catered food and outdoor activities provided by the Association. A bouncy house and yard games were part of the fun. Thank you to all who attended and thank you to all those who helped organize and clean up after the event. Your help was appreciated.

The 1<sup>st</sup> Annual Adult Trivia Night was held in November and fun was had by all teams.

The Annual Soup and Chili cookoff will be held in January 2024. Watch for information.

### **Leisure Center**

The 2023 pool usage report had 5398 recorded visits, which includes the adult aquacise class. WMC members and their guests enjoyed 39 scheduled parties, 52 club/community room gatherings, and 28 Committee and/or Board meetings at the Leisure Center Clubhouse. The onsite office closed in March 2020 due to COVID-19 restrictions and risks to staff and members. In 2021, the onsite office remained closed as the need to operate from the onsite location throughout the year became unnecessary. Our project manager, Carrie Amos, works from the management company office at 6939 Mariner Drive, Racine, WI 53406, and can be reached by phone at 262-639-8974 or by email at [wmc@wpiracine.com](mailto:wmc@wpiracine.com)

## **Committees**

### **Architectural Review Committee (ARC)**

The Architectural Review Committee was selected in March 2023; Anne Stoltenberg (Chairperson), Carol Riekema, Kathy Gueldenzopf, Pat Smith, Kristina Nairn, Mary Ann Konsin, and Evan Thompson. The committee reviewed 59 change applications throughout 2023 for exterior changes to homes and/or landscaping. This shows that our homeowners are updating their yards and homes to keep Wind Meadows an exceptional community. The ARC serves an important control function that protects WMC property values. It is not an easy task and requires considerable time from our ARC volunteers. The committee follows the WMC Guidelines, Rules, and Regulations to process homeowner ARC requests to ensure fair and equitable treatment and to make recommendations to the Board of Directors for each application.

### **Leisure Center Committee (LCC)**

The Leisure Center Committee (LCC) was selected in March 2023 for a 2-year term; the Board welcomed Linda Johnson (Chairperson), Don Allen, Sue Lange Pruitt, Mary Chovan, Sally Madden, Carmen Gaspero, Geraldine Dwyer, and Barb Schoeffel. The responsibility of the LCC is to recommend to the Board the rules and regulations for the Leisure Center (LC); to advise on the operation and maintenance of the LC, to recommend improvements and programs or events for the Corporation, and to perform such other duties as may be assigned by the Board. This year the committee, with approval from the Board, worked hard to create a new community room space in the lower level of the Leisure. The original office space walls, old peeling wallpaper and stained carpeting were all removed. A fresh coat of paint was applied, and new LVP flooring, and new carpeting on the steps were installed. Three banquet tables and 12 chairs are provided for use. In 2023, this new space was promptly utilized by an art club, a yoga club, and a crafters club.

### **Elections Committee**

The Elections Committee was selected in November 2023 (1-year term); Anne Stoltenberg (Chairperson), Angie Burwell, Mare Wheeler, Mary Chovan, and Corrine Merry.

The Elections Committee has the responsibility to determine the eligibility of candidates for office and the eligibility of voters to vote; to supervise elections; and to authenticate the results thereof, all in accordance with the Bylaws. Members of the Elections Committee shall serve for a one-year term or until their successors are appointed.

### **Other Committees**

The Board shall appoint such other committees it deems appropriate to perform its duties and responsibilities.

### **Insurance Committee**

The Insurance Committee was selected by the Board for a one-year term, members, Jim Kroll, Bob Randleman, and Mike Palazzola were appointed in 2023 to review master insurance policy bids.

## **Bylaw/Guidelines, Rules, and Regulations Committee**

Throughout the year, situations present that in turn require updates and/or revisions to the WM governing documents to be considered by the Board and/or Membership. Claudia Simonson and Bob Randleman were appointed to craft and present such changes in 2023.

### **Important**

To keep office supply costs low Wind Meadows prefers to send all communication by email. To receive all-important communications, **please make sure your email is on file in the office**. If your email address has changed, please contact the office at [wmc@wpiracine.com](mailto:wmc@wpiracine.com) or call (262) 639-8974 with updated information. If you do not have an email on file, communications will be mailed to you per the decision made by the Board in February 2020. You can also find important information on the community website at [windmeadows.org](http://windmeadows.org). More information about the area can be found on the Village of Wind Point website at [windpoint.org](http://windpoint.org).

Claudia Simonson, President  
Wind Meadows Corporation