

**Wind Meadows Corporation**  
**Board of Directors Meeting Minutes – Monday, March 18, 2024 at 6:30 p.m.**

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, March 18, 2024, 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 Court, 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, Meg Richardson, Carmen Gaspero, Cary Anastasio, Katie White, Dan Crispin and Bob Randleman. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

**III. Board Meeting Minutes**

The regular Board of Directors meeting minutes from February 2024 were reviewed. Bob Randleman made a motion to accept the minutes. The motion to accept the February minutes was seconded by Cary Anastasio and was carried without dissent.

**IV. Financial Statement Reports**

The financial statements for February 2024 were presented and reviewed. Cary Anastasio shared his financial report. Bob Randleman made a motion to accept the February financial statements. The motion was seconded by Mike Palazzola and carried without dissent.

**VII. ARC Proposals**

Architectural Review Committee (ARC) Proposals  
No ARC proposals this month.

**VIII. Committee Reports**

A. LCC. Linda Johnson chair brought these recommendations to the Board for approval:

1. Appoint 2-year terms to members for the Leisure Center Committee. Current members and their year of term expirations are: Don Allen (25), Sue Lange Pruitt (25), Linda Johnson (24), Mary Chovan (25), Carmen Gaspero (24), Geraldine Dwyer (25), and Barb Schoeffel (25) and Sally Madden (25) . The following are up for re-appointment: Linda Johnson and Carmen Gaspero; the Remaining are new to be appointment: Carol Miller Voss, Gerry Lipor, Selena Muro, and Karen Recupero. A director inquired whether having 12 members would be unwieldy on the LCC if all recommended members were appointed. The bylaws only require a chairperson and at least two members to be on the LCC, and the LCC chairperson remarked that more members would help to carry the workload. A motion was made to accept the LCC recommendation to

reappoint the two positions and accept the four new committee members, bringing the total to 12 members. This motion was made by Bob Randleman and seconded by Cary Anastasio and was carried without dissent.

2. Grounds Proposal, Habeck/Palazzola. A motion was made to accept the LCC recommendation and deny the proposal to plant trees by the tennis/pickleball courts. This motion was made by Bob Randleman and seconded by Cary Anastasio and was carried without dissent.
3. LCC Recommendation Activity Notification. A motion was made to accept the LCC recommendation to allow any resident who books the lower-level room for a community activity to promote the activity in the monthly newsletter. This will not be an ad but a listing under LC Community Events with the name, date, and time of the event to be provided to WMC in writing. To avoid any liability to WMC, a disclaimer will be used which states that WMC does not sponsor or endorse the activity in any way. Memo Fachino made this motion and was seconded by Marci Boucher. The motion carried, with 10 in favor and one opposed.
4. Activity Center Usage Contract. A discussion surrounding amending the Lower-level contracts to be closer to the upper level by changing the lower level to read that guests are allowed when reserving the Clubhouse. A motion was made to amend the lower-level contract by deleting “attended by Wind Meadows Members/Lessees only” and changing to “The Leisure Center lower-level activity center may be reserved by members for activities for their private use and for the entertainment of their personal friends/relatives.” A cleaning fee for the lower level is not required. The lower-level contract states that the member is required to clean up the room after use. If a party is held in the room, a minimal fee may be required by the board. The motion was made by Marci Boucher seconded by Dan Crispin and carried without dissent.

#### B. ARC

1. Appoint 2-year terms to members for the Architectural Review Committee. Current Members of the ARC and their year of term expirations are Kathy Gueldenzopf (25), Pat Smith (24), Kristina Nairn (25), Evan Thompson (25), and Anne Stoltenberg (24). Pat Smith and Anne Stoltenberg are up for re-appointment, and Liz Hoppe and Jim Kroll are proposed to be appointed to new terms. A motion was made to accept the ARC recommendation to reappoint Pat Smith and Anne Stoltenberg, and to accept the appointment of Liz Hoppe and Jim Kroll. The motion was made by Dan Crispin seconded by Carmen Gaspero and carried without dissent.

#### V. Open the floor to members

Dan Crispin made a motion to open the floor to members. The motion was seconded by Mike Palazzola and carried without dissent. The following comments were brought to the floor during the open comment period:

- A. Residents of Pinewood Court, Cherrywood Court, Campus Court, Lake Meadow Drive, Sandalwood Court, Ironwood Court, and Lakefield Court commented regarding the recent lawsuit settlement, including the Board’s management of

the lien, the defense of the lawsuit, coverage of the legal fees from the association's budget, objection to any possible special assessment, and general transparency by the Board.

- B. A resident of Campus Court commented regarding declarations requiring WMC to have PSA committees.
- C. A resident of Lake Meadow Drive asked why some Board members do not live here full-time.
- D. A resident of West Parkfield Court and a resident of Lakewood Drive each commented regarding walking paths and shared responsibility with Village of Wind Point, Prairie School, and WMC.

## **VI. Close the floor to members**

With no further business brought to the floor by members, Memo Fachino made a motion to close the floor to members. Dan Crispin seconded the motion. The motion was seconded and carried.

## **IX. Old Business**

- A. Follow up on resident comments and Board inquiries.
  - 1. The Board responded to comments made during the February 2024 Board meeting: Both comments were related to the light bulbs in common areas. One resident who changes lightbulbs in PSAs 1, 2, 3, 6, & 8 asked the directors to check for burned-out bulbs so that he can replace them. The directors will check to see which bulbs are out and report back to Carrie Amos. The other resident commented on the different appearance of bulb and globe colors. The variability is related to the type of bulb used and whether the globes on LMD have been updated.
  - 2. There was one piece of correspondence to the Board sent by email on February 12, 2024, asking whether the minutes from the Annual meeting could be approved at the next regular monthly Board meeting. This resident received an email response on the same day with a screenshot of the bylaws regarding the annual meeting minutes.
- B. Accessible Parking and informal assessment of the Leisure Center. Marci Boucher investigated the legality of having an accessible parking space. It was found the LC needs two spaces. Marci will work with Carrie Amos on costs. The informal assessment will be conducted on Friday, March 22 at 9:30 and discussed in April.
- C. There was no other old business brought to the floor to discuss.

## **X. New Business**

- A. Discussion on Possible special assessment; legal fees, capital reserve replenishment.
  - 1. A motion was made by Memo Fachino and seconded by Carmen Gaspero to open the floor again to the members to ask questions after the board discussed the special assessment to ensure all questions had been answered. The motion carried seven in favor and four opposed.
  - 2. A thorough recap of the timeline of events regarding the lawsuit was given by President Simonson. The Board discussed the history of the lawsuit and payment of legal fees, as well as the cost breakdown provided by Carrie

Amos for the fees paid during 2022 and 2023. The Board discussed a possible special assessment to backfill the admin line that covered the legal fees.

3. The Floor was opened to the members. Residents of Pinewood Court, Ironwood Court, Cherrywood Court, and Campus Court commented further about the history of the lawsuit, the Board's defense of the lawsuit, coverage of the legal fees from the appropriate association account, and coverage of the legal fees by WMC's general liability carrier.
  4. A motion to close the floor was made by Dan Crispin seconded by Bob Randleman and carried without dissent.
  5. A motion was made by Bob Randleman and seconded by Marci Boucher to not have a special assessment carried without dissent.
- C. Consider Special Limited Membership Application. The motion was made by Dan Crispin seconded by Cary Anastasio and carried without dissent.
- D. Hyperlinks in the newsletter. Mike Palazzola recommended that the WMC newsletter include pertinent and useful hyperlinks to the WMC webpage and agreed to send those to Carrie Amos.
- E. There was no other new business brought to the floor to discuss.

#### **XI. Correspondence to Review**

No correspondence to review.

#### **XII. Adjourn**

There being no further business before the Board, Memo Fachino made a motion to adjourn and Mike Palazzola seconded, and the meeting was adjourned at 8:57 p.m.

The next **Board Meeting** will be the **Annual Meeting**, scheduled for Monday, April 15, 2024, at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse, and with Washington Properties, Inc. by video/conference call through Zoom.

Marci Boucher  
Secretary