

Wind Meadows Corporation
Board of Directors Meeting Minutes – October 17, 2022 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, October 17, 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

Vice President Bob Randleman called the meeting to order at 6:35 p.m.

II. Roll Call

The following directors were in attendance in person or via Zoom: Debie Truckey, Don Allen, Claudia Simonson, Mike Palazzola, Jackie Kelble, Jessica Mazurkiewicz, Cary Anastasio, Katie White, and Bob Randleman. Carrie Amos of Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom. Memo Fachino and Dan Crispin were excused.

III. September 2022 Board Meeting Minutes

The regular Board of Directors meeting minutes from September 2022 were reviewed. Two corrections of errors were recommended:

- section IX.A.: correcting “The motion seconded, and carried with one abstention.” to “The motion was seconded, and failed to pass.”; and
- section IX.B.: correcting “Tabled until September Board meeting so attendance data can be considered.” to “Tabled until October Board meeting so attendance data can be considered.”.

There was a motion to accept the minutes as corrected. The motion was seconded and carried.

IV. September 2022 Financial Statement Reports

The financial statement report for September 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. 74 Woodfield Ct. PSA 1
- B. 83 Woodfield Ct. PSA 1 (approved 10/3/22)
- C. 123 W. Campus Dr. PSA 1 (approved 10/9/22)
- D. 121 W. Campus Dr. PSA 1
- E. 121 E. Parkfield Ct. PSA 6 (approved 10/4/22)

Debie Truckey recommended that the ARC and/or WPI, according to ARC rules and regulations, follow up with the residents after the homeowner’s project is completed. There was a discussion among the directors and ARC chair Anne Stoltenberg about Architectural Review Procedures in the Bylaws that require residents to follow up upon project completion so the ARC may inspect and ensure conformity with the approved

plan (Article X section 7(c)(1)(ix)). There was a motion to accept the change applications as presented. The motion was seconded and carried.

VI. Committee Reports

- A. Leisure Center Committee Report, Linda Johnson. Linda presented the LCC's proposals for the Board's consideration for the 2023 Budget. These proposals were tabled for the Budget discussion.
1. Guest Fees: Increase the guest fee for both the tennis courts and swimming pool to \$3.00.
 2. Pool schedule: Mid-June through September 10, with the realization that WMC may not have access to lifeguards after Labor Day.
 3. Lifeguards: Hire a pool attendant rather than a guard for morning and evening shifts.
 4. LCC Events: continue to budget for the Annual Picnic. Other planned events for 2023 will be funded through the LC ice cream fund and LC special limited membership account.
 5. LC Clubhouse Lower Level: recommend funding the updates to the lower level of the LC Clubhouse at a cost of \$8700.
 6. Tennis Court Resurfacing: recommend resurfacing the tennis courts, including reconfiguring the tennis courts for pickleball. New 2023 estimates range from \$87,000-\$125,000 to \$218,000-\$300,000, depending on the reconfiguration of the courts.
- B. Mission, Vision, and Values (MVV) Committee, Mike Palazzola and Katie White. Mike and Katie have tabled further comments of the MVV committee until 2023.

VII. Open the Floor to Members

- A. Julia Oas, a resident of Cherrywood Court, commented regarding specific additional line items in the Budget rather than identification as miscellaneous items. She also commented regarding pending litigation filed in January, and was concerned that the facts are not evident, and was concerned about expenses for lawyers for the defense of the case. She recommended that WMC pursue settlement. In any event, she recommended monthly billing from the lawyer to track and cost contain the fees.
- B. Linda Johnson, a resident of Pinewood Court, also commented regarding the pending litigation, and expressed concerns about WMC spending money on the defense of the lawsuit. She also recommended settlement.
- C. Anne Stoltenberg, a resident of Sprucewood Court, commented regarding Leisure Center renovations, and recommended that WMC bring in a consultant and to make a long range plan for the Budget.
- D. There was no other business brought to the floor by members.

VIII. Old Business

- A. Meeting Task List. Carrie Amos shared that there were several pending items on the list. Reminders will be sent to those that are to help with these tasks.
- B. Revisions to Rules and Regulations, Claudia Simonson. Claudia noted that there was a Rules and Regulations revision related to lifeguard and pool availability that had been tabled from the September meeting. It will now be tabled to the November meeting. She presented two new revisions to the Rules and Regulations.
1. One was to Part A of the LC Rules and Regulations, section (j), related to appropriate behavior of residents at the Leisure Center and prohibiting

residents, their guests, and others from interfering with others' enjoyment of the LC, and prohibiting harassment of others at the LC. There was some discussion of commas. There was a Motion to approve the revision, with the addition of 2 commas. The motion was seconded and carried, as revised with commas.

2. The second revision was to the WMC Guidelines, Rules and Regulations section 4(c), related to signs, to permit political message signs during campaign seasons. While the WMC Declarations do not permit any signs except for those that mark the entrances to the development and real estate sales signs, Wisconsin State Law requires political message signs during campaign season, at that would apply to homeowners' associations. This revision would be given effect although it is inconsistent with the Declarations, because it is required by State Law. Single Family Homes may place a single sign in their yard; other home types may not, as the yard is WMC common area. The period of display is set by State Law, although we permit it for 24 hours after the Election day. There was a Motion to approve the signs revision. The motion was seconded and carried.
- C. Revision to Bylaws, Claudia Simonson. Claudia presented proposed revisions to the Bylaws related to the hearing procedure and the duration of loss of Leisure Center privileges; and related to maximum number of rental properties in each PSA.
1. Previously, Article VIII, Section 1(g)(4) only allowed lifting suspension of LC privileges upon cure of the violation; the proposed change sets forth how a home owner may demonstrate that a violation will not occur in the future so that the Board may set an appropriate length for the suspension. In addition, proposed changes Article VIII, Section 1(g)(6) would allow the suspension to be applied to specific members of the homeowner's family, not the entire household.
 2. Claudia also described a new section in Article VIII, Section 1: paragraph (i), which would limit the number of residences in a PSA that may be subject to a lease agreement: "the greater of two (2) or 5% of the total number of residences in the PSA." The objective of the new clause is to avoid corporate landowners from buying and leasing properties in WMC. There was discussion about whether the total number of residences subject to a lease agreement should be expanded if a homeowner previously resided in the home before leasing it.

Under Article XI, section 4 of the Bylaws, any changes to the Bylaws would be subject to a majority vote of the members present in person at a meeting held in accordance with the Bylaws. She noted that the approval of these changes to the Bylaws historically has been voted upon at the Annual meeting or may take place at a special meeting for the purpose, as long as members have at least 15 days' notice of the changes. There was a Motion to approve preparing the proposed Bylaws revision related to LC suspensions for the Annual meeting. The motion was seconded and carried. Carrie and Claudia will draft a cover letter to send the proposed Bylaws revision to members no later than 12/29/22. The proposed Bylaws provision related to rental residences will be tabled for the November meeting. A committee made up of Bob Randleman, Cary Anastasio, and Claudia Simonson will continue to work on this provision.

- D. There was no other old business brought to the floor to discuss.

IX. New Business

- A. Lower Level Leisure Center Idea, Mike Palazzola. Mike proposed a Reserve Study of the LC Clubhouse. He looked at the furnace, water heater, etc., at the Clubhouse. Over the holidays, he will install sensors that will sense water in the basement. The Clubhouse needs a new water heater to avoid flood damage. Bob agreed that the WMC needs a reserve study of the LC, especially performed by a professional, looking at the whole LC, roof, furnace, etc., and prioritizing work, devising a 5 year plan and cost estimates. He would like to see that in the Budget. Debie recommended tabling that for the Budget discussion.
- B. Brightview's Quality Site Assessment, Carrie Amos. Carrie noted that Brightview sends a quarterly site assessment with pictures and makes recommendations, just for WMC's information, holding themselves accountable. The Board discussed the content of the Quality Site Assessment and agreed that there may be some merit to pursuing some of the recommended changes, but that there were superseding budgetary concerns.
- 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 7:41 p.m., the Board went into a closed Executive Session.
- B. The Board returned to the open session at 8:38 p.m.

XII. Adjourn

There being no further business before the Board, the meeting was adjourned at 8:40 pm.

The next meeting date is scheduled for Monday, November 21, 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