

WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, June 24, 2024 – 6:30 P.M.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, June 24, 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 Ct., 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 6:30 p.m.

II. Roll Call, Secretary

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, Dan Crispin, Cary Anastasio, and Bob Randleman. Katie White was excused. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

III. Discuss and motion for the May Board Meeting Minutes

The regular Board of Directors meeting minutes from May 2024 were reviewed. Bob Randleman made a motion to accept the minutes which was seconded by Carmen Gaspero. The motion carried without dissent.

IV. Discuss and motion for the May 2024 Financial Statement Reports

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

V. ARC Proposals

A. 86 Woodfield Ct.	PSA 1	(approved 5/30/24)
B. 116 Woodfield Ct.	PSA 1	(approved 6/10/24)
C. 4 Greenwood Ct.	PSA 4	
D. 9 Sprucewood Ct.	PSA 7	
E. 12 Applewood Ct.	PSA 7	
F. 16 Sandalwood Ct.	PSA 4	
G. 15 Greenwood Ct.	PSA 4	
H. 131-132 Parkfield Ct.	PSA 6	
I. 5 Shorewood Ct.	PSA 4	

ARC recommendations A and B were previously approved by the Board. The ARC recommended approval of ARC requests C, D, E, and F presented above. A motion was made by Dan Crispin and seconded by Cary Anastasio to approve all those change applications and carried without dissent. ARC request G is still pending; therefore, the

ARC has no recommendation, and the Board did not vote. ARC request H involves 4 items, (1) behind 156 W. Parkfield, about which the ARC recommended approval; (2) at the Woodfield Ct. entry, about which the ARC recommended denial; (3) behind 81 E. Parkfield Ct, replacing an evergreen with a hemlock, which the ARC recommends being approved; and (4) on the Leisure Center Grounds, which the ARC recommends denial. Request I regarding the siding was presented, and the ARC recommended denial. Bob Randleman motioned to accept the ARC's recommendations regarding request H; Carmen Gaspero seconded, and the motion passed with no dissents. Request I was presented regarding siding, and the ARC recommended denial. Bob Randleman made a motion to accept the recommendation to deny the request, Don Allen seconded the motion, and the motion carried without dissent.

VI. Committee Reports

A. Leisure Center Committee (LCC). Carmen Gaspero provided the LCC updates.

1. Ice Cream sales. Ice cream sales are ahead of last year's sales.
2. CPR Class. The LCC is planning a CPR class for July.
3. Sun Sail. A new sun sail is in the LC lower level waiting to be installed.
4. QR Codes. Some people are using the QR Code to pay for guest fees.

C. Pathway Committee

1. Update. Jim Kroll gave an update on the pathway request. Jim met with Travis Wells, the new Village of Wind Point administrator, and reported that the Village would like all affected parties to meet on the pathway (Village, SCJ, Prairie School, WMC). Bob Randleman asked whether the pathway issue could be bifurcated among the parties (north end and south end of the pathway). The Village will contact WMC to set up to a meeting.

VII. Motion to open the floor to the members.

Memo Fachino motioned to open the floor to members and Carmen Gaspero seconded, which carried without dissent. There was one comment from a resident of East Parkfield Court. The resident commented that he was opposed to the proposed special assessment and asked why a new roof was needed.

VIII. Motion to close the floor to the members.

Memo Fachino motioned to close the floor and Dan Crispin seconded, which carried without dissent.

IX. Old Business

A. Follow up on resident comments from the May 2024 Meeting
No comments were made at the May Meeting.

B. ADA Update. The ADA survey of the Leisure Center Clubhouse and parking lot has been posted on the WMC website. The Board will review and discuss at a future meeting. Claudia Simonson discussed the two parking spaces recommended by the survey. Bob Randleman recommended including it in the budget for 2025. Carrie Amos suggested waiting until after the parking lot is

seal-coated next year. The directors discussed and agreed to wait until there is a plan for cost in the budget. The matter was tabled until July when the remainder of the survey will be discussed.

E. Follow up on Legal Description. Carrie and Claudia reported that Carrie provided Bob Henzl with a correct map of the area.

F. Other Old Business. No other old business was brought to the floor for discussion.

X. New Business

A. Special Assessment – Roof Replacement. Cary Anastasio presented a proposed special assessment for PSA VI for roof replacement over three years. The PSA has been spending \$15,000 a year on repairs and he noted that some roofs are 25 years old and some 24 years old. A special assessment for \$1000 by 12/15/24; \$3036 by April 2025; and \$3036 by April 2026 was proposed. Carmen Gaspero motioned to approve the special assessment and Bob Randleman seconded. The motion carried without dissent.

B. Trademark Wind Meadows. Bob Randleman discussed the potential problems for Wind Meadows' internet domain names or names being used by parties in a manner that may not place WMC in the best light. The Board discussed trademarking Wind Meadows' name. Bob Randleman asked Carrie Amos to investigate available domain names as an alternative.

C. Other New Business. No other new business was brought to the floor to discuss.

XI. Correspondence to Review

No correspondence to review.

XII. Motion to Adjourn

There being no further business before the Board, Dan Crispin made a motion to adjourn, and the meeting was adjourned at 7:45 p.m.

The next **Board Meeting** will be Monday, July 15, 2024, at 6:30 pm in person at 101 Bayfield Ct., LC clubhouse, and with Washington Properties, Inc. via video/ conference call through Zoom.

Marci Boucher
Secretary