

Wind Meadows Corporation
Board of Directors Meeting Minutes – March 21, 2022 at 7:00 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, March 21, 2022, at 7:00 p.m. pursuant to notice given to the Directors in accordance with the By-laws 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 Debie Truckey called the meeting to order at 7:00 p.m.

II. Roll Call

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

III. February 2022 Board Meeting Minutes

The regular Board of Directors meeting minutes from February 2022 were reviewed. There was a motion to accept the minutes as presented. The motion was seconded and carried.

IV. February 2022 Financial Statement Reports

The financial statement report for February 2022 was reviewed. Debie Truckey recommended deferring approval until next month when revisions could be incorporated into the report; Cary Anastasio concurred.

V. Architectural Review Committee (ARC) Proposals

The following change applications were recommended for approval by the ARC and the Board of Directors:

- A. 115 Woodfield Ct. PSA I
- B. 10 Ironwood Ct. PSA VII
- C. 26 Stonewood Ct. PSA II (renew approval)

There was a motion to accept the change applications as presented. The motion was seconded and carried.

VI. Open the Floor to Members

A resident of Ironwood Court asked why the agenda only includes the address of the party requesting rather than the details of ARC request. A resident of Pinewood Court agreed. Carrie Amos said that more than one resident, in the past, has requested that the detailed information about their ARC request be removed. Debie noted that the directors read the detailed ARC requests in advance therefore it is not necessary to include anything more than the address on the meeting agenda. The resident of Ironwood Court stated that if the ARC request affected her home, for example, she might be interested in the details of the request. Debie responded that the ARC and the affected PSA director will follow up with the neighbors as appropriate. Debie also noted that this time was an opportunity to open the floor for open comment by members, not for a dialogue with the Board. There was no other business brought to the floor by members.

VII. Old Business

- A. Revised Wind Meadows Insurance Policy No. 5 & 6, presented for review and approval. Carrie stated that last month she was asked to revise the WMC insurance policies, which she did in consultation with Bob Randleman, Jim Kroll, and Claudia Simonson. The revised policies are in the Board's packet. Claudia noted that Bob made comments regarding the declarations and the Liberty Mutual policy, and that Carrie and Claudia revised the WMC insurance policies consistent with those comments, and tightened up the WMC insurance policies as well. Claudia was not aware of whether Bob and Jim had approved the revisions. Debie recommended tabling approval of the revised WMC insurance policies until next month. Carrie requested that everyone review those revised WMC insurance policies and provide any comments or questions. Carrie noted she would be removing the old WMC insurance policies from the website pending approval of the revised WMC insurance policies. On a related topic, Dan Crispin asked when the insurance coverage through Liberty Mutual was due for renewal; what the increase would be; and whether WMC's agent foresaw any problems with continued coverage. Carrie responded: May 1, and that we did not have anything yet; the agent expected a normal 1-3% increase; and he did not anticipate any problems with continued coverage.
- B. Tennis Court Lighting. Don Allen stated that the one bid for the tennis court lighting was a lot of money, and that it seemed the biggest problem was the birds' nests in the grates around the lights. How would removing the grates impact the bid? Mike Palazzola raised the concern that overhead lights have to be protected. Carrie said that there was only one bid because Van's serviced the Leisure Center for many years and the bid provided was pursuant to a casual conversation. Debie recalled that the Leisure Center budget included amounts for tennis court lighting and suggested tabling this issue to be able to revisit the LC budget. Mike offered to provide some thoughts on the tennis court lights and pending bid.
- C. Other Old Business. Update on Leisure Center Lower Level. Jackie Kelble reported that they have sold most of the remnant LC furniture from the Lower Level, and they have reached out to St. Vincent de Paul to pick up the remainder of the furniture, in the event they cannot sell those pieces. The sale so far has netted a few hundred dollars.
- D. There was no other old business brought to the floor to discuss.

VIII. New Business

There was no new business brought to the floor to discuss.

IX. Committee Reports

- A. LCC, appoint members.
 - a. Mary Chovan, Lynn Edmunds, and Linda Schubring are departing the LCC. The Board thanks them for their participation on and contributions to the LCC.
 - b. There was a motion to appoint Memo Fachino, Linda Johnson, and Gerry Lipor. The motion was seconded and carried. The Board welcomes Memo, Linda, and Gerry to the LCC.
- B. ARC, appoint members.
 - a. Cary Anastasio is departing the ARC. The Board thanks Cary for his participation on and contributions to the ARC; and reappoints Pat Smith and Anne Stoltenberg and thanks them for their continued participation on and contributions to the ARC.
 - b. There was a motion to appoint Mary Ann Konsin. The motion was seconded and carried. The Board welcomes Mary Ann to the ARC.
- C. Insurance Committee report
 - a. Carrie stated that Liberty Mutual has provided notices of changes in coverage to the Board: the Cyber Incident Exclusion and Flood Exclusion, both of which Carrie indicated are common practice at this time.

X. Correspondence:

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 7:39 p.m.

The next meeting date is scheduled for Monday, April 18, 2022, at 7:00 p.m. in person at 101 Bayfield Drive, LC clubhouse and with Washington Properties, Inc. by video/conference call through Zoom.

Claudia Simonson
Secretary