

Wind Meadows Corporation
Annual Membership Meeting and Board Meeting Minutes
January 15, 2024 at 7:00 p.m.

The Wind Meadows Annual Membership Meeting along with the January Board of Directors Meeting was held on Monday, January 15, 2024, at 7:00 p.m. under notice given to the Directors and Membership by 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. There were 102 members in attendance: 40 in person, 25 via Zoom, and 37 by proxy. Carrie Amos of Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

I. Call Meeting to Order

President Claudia Simonson called the meeting to order at 7:01 p.m.

II. Introduction of the 2024 Directors

The following 2024 Board directors were introduced:

Don Allen, Marci Boucher, Claudia Simonson, Mike Palazzola, Memo Fachino, Meg Richardson, Carmen Gaspero, Dan Crispin, Cary Anastasio, Katie White, and Bob Randleman.

III. Announce the Slate of Officers

Election Committee Chairperson, Anne Stoltenberg presented the proposed 2024 Slate of Officers as follows:

- a. President-Claudia Simonson
- b. Vice President-Bob Randleman
- c. Secretary-Marci Boucher
- d. Treasurer-Cary Anastasio

The Chair asked for any additional nominations: Memo Fachino made a motion to accept the 2024 slate of officers and seconded by Dan Crispin, the motion carried.

IV. Roll Call Secretary

Claudia Simonson-Y, Bob Randleman-N (excused), Marci Boucher-Y, Cary Anastasio-Y, Don Allen-Y, Mike Palazzola-Y, Memo Fachino-Y, Meg Richardson-Y, Carmen Gaspero-Y, Dan Crispin-Y, and Katie White-Y.

Welcome Members, President

Claudia Simonson welcomed all members to the annual meeting.

V. Meeting Minutes

The regular Board of Directors meeting minutes from November 2023 were reviewed. Dan Crispin made a motion to accept the minutes. The motion to accept the November 2023 minutes was seconded by Cary Anastasio and carried without dissent.

The Annual Board of Directors meeting minutes from January 2023 were reviewed. Marci Boucher made a motion to accept the minutes. The motion to accept the January 2023 minutes was seconded by Memo Fachino and carried without dissent.

VI. Treasurers Reports

The financial statements for November 2023 were presented and reviewed. Cary Anastasio shared his financial report. Dan Crispin made a motion to accept the November 2023 financial statements. The motion was seconded by Don Allen and carried without dissent.

The financial statements for December 2023 were presented and reviewed. Cary Anastasio shared his financial report. Dan Crispin made a motion to accept the December financial statements. The motion was seconded by Don Allen and carried without dissent.

The 2023 Profit and Loss 12-month statement was presented and reviewed by Cary Anastasio. Dan Crispin made a motion to accept the statements and approve mailing to the membership. The motion was seconded by Don Allen and carried without dissent.

A resident asked about the Lawsuit against Wind Meadows, Memo Fachino gave a recap of the Nov. 2023 meeting, where Claudia Simonson gave a full report regarding the Lawsuit.

VII. Annual Report Highlights

The president gave the 2023 Annual Report and shared the highlights with the membership.

VIII. Bylaw Revisions

- a. PSA V Director Term-** A motion to open the floor was made by Memo Fachino and was seconded by Dan Crispin. Discussion from the membership ensued. A motion to close the floor to vote was made by Dan Crispin and seconded by Don Allen. Individual ballots were passed out. Votes were tallied in front of the membership and counted by Carmen Gaspero and Marci Boucher. Carrie Amos took a vote via Zoom. The vote results were ninety (95) in favor and three (3) opposed.
- b. Audit Interval-** Motion to open the floor to discuss and vote for the revision as presented by Memo Fachino and seconded by Dan Crispin. Discussion ensued by members, and ballots were passed out. Votes were tallied in front of all members and counted by Carmen Gaspero and Marci Boucher. Carrie Amos took a vote via Zoom. The vote results were sixty-six (66) in favor and twenty-eight (28) opposed.
- c. Legal Fee Responsibility-** The floor was opened for discussion regarding legal fee responsibility. Votes were tallied in front of all members and counted by Carmen Gaspero and Marci Boucher. Carrie Amos took a vote via Zoom. The vote results were eleven (11) in favor and seventy-nine (79) opposed.

IX. Open the floor to members

Memo Fachino made a motion to open the floor to members. The motion was seconded by Cary Anastasio. The following comments were brought to the floor during the open comment period:

- A. A resident of Campus Court would like to return to having a PSA Committee to discuss repairs and maintenance issues by the residents per the bylaws.
- B. A resident of Pinewood Ct. stated that the Articles of Incorporation dictate that the corporation has no fewer than four (4) directors and no more than seven (7). She

would like to have equal representation in each PSA.

- C. A resident of Sandalwood Ct added she would like to see equal representation in each PSA using 4-7 directors, merging smaller PSAs into others.
- D. A resident of Woodfield Ct. would like directors to know the bylaws.
- E. A resident of Lakefield Ct. wanted to know if there are any plans to have additional homes joining the association. Answer: Not to the Board's knowledge.
- F. Director and resident of Lakewood Drive, Mike Palazzola explained that each PSA is designed to represent each type of housing and that's why they are not merged.
- G. A resident of Pinewood Ct. wanted to know if the tennis court project was paid for in full, if everyone was billed, and whether anyone hasn't paid. Answer: No, the contractor is not paid in full as the job is not complete and yes, everyone was billed.
- H. A resident of Ironwood Ct. wanted to know more about the lawsuit and why the board didn't try to settle. Answer: the board did offer to settle. The offer was declined more than once. The subject will be discussed at the March 2024 meeting.
- I. A resident of Lakefield Ct. wanted to know why some activities were listed in the newsletter and some were not. Answer: We will add this to the February 2024 Board meeting agenda.
- J. A resident of Greenwood Ct. requested the lawsuit discussion be earlier on the agenda in March instead of at the end.
- K. A resident of Woodfield Ct. stated that the PSA committee some text in the bylaws that a resident handed out is not the same as available on the website. Answer: older version.

X. Close the floor to members

With no further business brought to the floor by members, a motion was made by Memo Fachino and seconded by Dan Crispin to close the floor to members. The motion was carried without dissent.

XI. Adjournment

A motion to adjourn was made at 10:24 p.m. by Dan Crispin and seconded by Don Allen. The motion carried without dissent.

The next Board Meeting is scheduled for Monday, February 19, 2024, at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse, and with Washington Properties, Inc. via video/conference call through Zoom. The next Annual Meeting will be schedule in January 2025.

Marci Boucher
Secretary