

Wind Meadows Corporation
Board Meeting Minutes and Annual Membership Meeting
Monday, January 20, 2025 at 7:00 p.m.

The Wind Meadows Annual Membership Meeting along with the January Board of Directors Meeting was held on Monday, January 20, 2025, 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 65 members in attendance: 31 in person, 17 via Zoom, and 17 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 7:00 p.m.

II. Introduction of the 2025 Directors

The following 2025 Board of Directors were introduced: Don Allen, Marci Boucher, Claudia Simonson, Mike Palazzola, Selena Muro, Meg Richardson, Carmen Gaspero, Dan Crispin, Cary Anastasio, Cory Washkevich, and Bob Randleman.

III. Announce the Slate of Officers

President Claudia Simonson presented the proposed 2025 slate of officers as follows: President-Marci Boucher, Vice President-Carmen Gaspero, Secretary-Cory Washkevich, and Treasurer-Mike Palazzola. Claudia asked for any additional nominations and there were none. Dan Crispin made a motion to accept the 2025 slate of officers as proposed, which was seconded by Cary Anastasio. The motion carried. None opposed.

IV. Meeting Minutes

- A. The regular Board of Directors meeting minutes from December 2024 were reviewed. Claudia Simonson made a motion to accept the minutes. The motion to accept the December 2024 minutes was seconded by Dan Crispin and carried without dissent.
- B. The Annual Board of Directors meeting minutes from January 2024 were reviewed. Carmen Gaspero made a motion to accept the minutes. The motion to accept the January 2024 Annual Meeting minutes was seconded by Mike Palazzola and carried without dissent.

V. Welcome Members

President Marci Boucher welcomed all members to the Annual Meeting.

VI. Treasurer's Reports.

- A. The financial statements for December 2024 were presented and reviewed by Mike Palazzola.

- B. The 2024 Profit and Loss 12-month statement was presented and reviewed by Mike Palazzola.
- C. Carmen Gaspero made a motion to accept both the December 2024 financial statement and the 2024 P&L 12-month statement. The motion was seconded by Don Allen and carried without dissent.

VII. Annual Report Highlights

President Marci Boucher presented the 2024 Annual Report and shared the highlights with the membership.

- The Leisure Center tennis court project was completed, with the addition of a recycling container contract
- Deck repairs were completed on the Leisure Center
- A new patio door was installed in the Leisure Center
- Various repairs were completed in each PSA
- Annual Picnic was held
- Trivia night
- The lower level of the Community Center was modified for community use

VIII. Proposed Bylaws Revisions

Marci Boucher noted two Bylaws sections were subject to revision and member vote. Dan Crispin made a motion to open the floor to member comment. Carmen Gaspero seconded the motion. The motion carried without dissent.

Revision 1. Allowing for fines

The following comments were made regarding the first proposed revision:

- A resident from PSA I wanted to know if there's been a history that warrants this Bylaw change. Claudia Simonson noted the background of the proposed Bylaw change and responded that there have been many incidents but could not disclose examples due to privacy concerns.
- A resident from PSA IV asked if this would allow the board to impose fines to residents.
- A resident from PSA IV commented that the harassment policy is too broadly written and subject to interpretation.
- A resident from PSA VII commented that they will vote no and wishes the Board to be held accountable for transgressions before allowing a change that allows the Board to hold others accountable.

Revision 2. Amendment, changing from a simple majority of those present to two-thirds of those present

The following comments were made regarding the second proposed revision:

- A resident from PSA IV commented that the proposed change would be too restrictive.

Carmen Gaspero made a motion to close the floor to member comment. Don Allen seconded the motion. The motion carried without dissent.

Revision 1. Votes were tallied in front of the membership and counted by Carole Richard Marci Boucher. Carrie Amos took a vote via Zoom. The vote results were twelve (12) in favor, thirty-four (34) opposed, and one (1) abstention. The proposed change did not pass.

Revision 2. Votes were tallied in front of the membership and counted by Carole Richard and Marci Boucher. Carrie Amos took a vote via Zoom. The vote results were thirty-seven (37) in favor, twenty-two (22) opposed, and one (1) abstention. The proposed change passed.

IX. Motion to open the floor to the members.

Claudia Simonson made a motion to open the floor to members. The motion was seconded by Carmen Gaspero. The following comments were brought to the floor during the open comment period:

- A resident of Sandalwood Court supported being more cordial with each other. He asked that WMC consider Board member term limits and suggested guidelines on who is eligible to serve on the Board (e.g., only full-time residents. Regarding the Leisure Center, he recommended that WMC stop decorating the LC clubhouse for the seasons.
- A resident of East Parkfield Court reported on the ADA committee stating that WM facilities will require many modifications to become compliant. She invited anyone with construction knowledge to join the committee or offer guidance in helping us on this journey to compliance. She also indicated that the committee would need guidance from the Board on budgeting for modifications. One change scheduled to be made is the re-striping of the Leisure Center parking lot to allow for the addition of two handicap parking spaces with signage. The ADA committee meets approximately monthly.
- A resident of Cherrywood Court questioned which budget lines the legal fees were paid from. Marci Boucher will get the details and provide them to the resident.
- A resident of East Parkfield Court made the following comments: he complimented Carrie Amos for her diligence; he recommended that WMC be aware of the proximity of the water mains to the fire hydrants at such time that there is a resurfacing of the courts; recommended everyone take the time to obtain fire protection education and ensure their home is equipped with extinguishers that all family members know how to maintain and use properly; he questioned whether the Brightview contract should be revisited, in that we pay a flat fee regardless of how often it snows; and he recommended the Board use mediation and binding arbitration as the sole remedy for disputes.
- A resident of Sprucewood Court described a recent lawsuit filed against and settled with WMC.
- A resident of East Campus Court commended Mike Palazzola on his service. She does not have an issue with board members being part-time residents.

- A resident of Pinewood Court was also interested in the budget lines for the lawsuit fees; she wanted to know whether a proposed policy was discussed in open meeting to which Carrie Amos responded that the policy was tabled immediately because a bylaw was required for such a policy; and she stated that the Articles of Incorporation dictate that the corporation has no fewer than four (4) directors and no more than seven (7), and she would like to have equal representation in each PSA. She said she raised these questions last year but was not satisfied with the response given at the November Board meeting.
- A resident of Lake Meadow also requested an evaluation of the PSAs so there is equal representation on the Board. She also recommended following the standard business process of getting multiple competitive bids for anything WMC contracts for, including the property management company.

X. Motion to close the floor to the members

A motion to close the floor to members was made by Carmen Gaspero. The motion was seconded by Selena Muro and carried without dissent.

XI. Motion to Adjourn.

A motion was made to adjourn by Dan Crispin at 8:57 p.m.

The next Board Meeting is scheduled for Monday, February 17, 2025, 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 scheduled in January 2026.

Cory Washkevich
Secretary