

WIND MEADOWS CORPORATION ANNUAL REPORT YEAR 2024

The Wind Meadows Corporation (WMC), established in 1975 as a non-profit Homeowners Association, oversees the open spaces and leisure facilities in Wind Meadows (WM). Its responsibilities include maintaining these areas, ensuring architectural standards across buildings and land, and managing budgets and operations to fund services for residents. The WMC operates through financially distinct Parcel Service Areas (PSAs), which provide representation on the Board of Directors and deliver specific services. All WM residents share the rights, privileges, and responsibilities of ownership in a community designed to uphold environmental quality, economic stability, and aesthetic excellence.

It is the ongoing goal of the WMC Board to ensure that all residents continue to experience a superior living environment.

2024 Board of Directors

We thank each of you for volunteering for your community in this capacity.

PSA I Marci Boucher-Secretary

PSA I Don Allen

PSA II Claudia Simonson-President

PSA III Mike Palazzola

PSA IV Memo Fachino

PSA IV Carmen Gaspero

PSA IV Meg Richardson

PSA V Dan Crispin

PSA VI Cary Anastasio-Treasurer

PSA VII Katie White

PSA VIII Bob Randleman-Vice President

LC/PSA Projects Completed in 2024

Leisure Center: The tennis court project was completed in early spring, a large recycling container was added to the back area with pick up monthly, WIFI upgrades were installed, deck repairs were made with staining planned in spring 2025, and a replacement deck planned for 2027, and a new patio door was installed with touch up painting planned in Winter 2025.

PSA I: Front lawn restoration, tree trimming/removals, drainage repairs, building maintenance repairs, and touch-up painting. Five units had glass replacement work completed and one unit had a roof replacement completed.

PSA II: Asphalt crack filling and seal coating on the private drives were completed, tree trimming/removals, building maintenance repairs including the restoration of a front door pergola between two units, drainage repairs, and one unit had glass replacement work completed.

PSA III: Tree trimming/removal and treatment, building, chimney and roof maintenance, touch-up painting, and five units had glass replacement work completed.

PSA IV: Restoration of Beechwood's cul-de-sac island replacing aged plantings with new, removal of invasive plants and overgrowth in the wild, natural area between Greenwood and Sandalwood, and common area tree removals.

PSA V: Building maintenance and planned touch-up painting were completed, and a stinging insect treatment was applied

PSA VI: Building maintenance, planned touch painting, and tree removals were completed, and five 4-family buildings had new roofs installed with two more buildings planned in 2025.

PSA VII: Mailbox stations were refurbished, and all new mailboxes were installed in each station.

PSA VIII: Building maintenance was completed, a crawling insect treatment was applied, roof inspections with minor repairs were completed, and the private asphalt drive and driveways were crack-filled and sealed.

Association Happenings in 2024

Each time a property is sold in Wind Meadows a \$600.00 transfer fee is collected from the incoming owner (buyer) at the home closing. This fee shall be deposited into the Leisure Center/Common Area Capital Reserve. This is common practice throughout the US when common amenities are part of an Association and are immediately available to a new homeowner. In 2024, twelve properties were sold with \$7,200.00 collected in property transfer fees.

The Leisure Center Committee coordinated the 6th Annual WM Picnic in September 2024. The Association provided catered food and outdoor activities, including a bouncy house and yard games. Thank you to all who attended and to all those who helped organize and clean up after the event. A Trivia night was held in November 2024. A Candy Bar Bingo Night will be held in January 2025 and another Trivia night will be held in February 2025. Watch for information.

Leisure Center

The 2024 pool usage report recorded 4,886 visits, including attendance at the adult aquacise class. Please remember to pay the \$3 guest fee each time a guest joins you for swimming. The Leisure Center Clubhouse hosted 40 scheduled parties, 55 club or community room gatherings, and 20 Committee or Board meetings. In May 2024, the tennis and pickleball court project was completed, providing enjoyment for many residents and their guests. Over the summer, residents made 281 court reservations. As a reminder, the \$3 guest fee also applies each time a guest accompanies you to play.

Committees

Architectural Review Committee (ARC)

In March 2024, the Architectural Review Committee (ARC) was formed with Anne Stoltenberg as Chairperson, joined by Kathy Gueldenzopf, Pat Smith, Kristina Nairn, Evan Thompson, Jim Kroll, and Liz Hoppe. Throughout the year, the committee reviewed 64 applications for exterior changes to homes or landscaping, reflecting the commitment of homeowners to maintaining and enhancing the beauty of Wind Meadows. The ARC plays a vital role in protecting WMC property values by ensuring that updates align with community standards. This demanding task requires significant time and dedication from ARC volunteers. Following WMC Guidelines, Rules, and Regulations, the committee processes homeowner requests fairly and equitably and provides recommendations to the Board of Directors for each application.

Leisure Center (LC) Committee (LCC)

In March 2024, the Leisure Center Committee (LCC) was selected for a two-year term. The committee members are Linda Johnson (Chairperson), Don Allen, Sue Lange Pruitt, Mary Chovan, Sally Madden, Karen Recupero, Carmen Gaspero, Gerry Lipor, Carol Miller Voss, Geraldine Dwyer, Barb Schoeffel, and Selena Muro. The LCC is tasked with recommending rules and regulations for the Leisure Center (LC), advising on its operation and maintenance, proposing improvements and programs, and performing additional duties as assigned by the Board.

This year, with Board approval, the committee transformed the lower level of the Leisure Center into a new community room. Renovations included removing old office walls, peeling wallpaper, and stained carpeting, followed by fresh paint, the installation of new luxury vinyl plank flooring, and carpeting for the stairs. The updated space features three banquet tables and 12 chairs for community use. In 2024, it was quickly used by an art club and a strengthening class.

Elections Committee

The Elections Committee is responsible for verifying the eligibility of candidates for office and voters, supervising elections, and authenticating the results, all in accordance with the Bylaws. Members serve a one-year term or until successors are appointed. In November 2024, the Elections Committee was appointed for a one-year term. The committee members are Anne Stoltenberg (Chairperson), Angie Burwell, Mare Wheeler, and Corrine Merry.

Audit Committee

In August 2023, the Board approved scheduling external audits for WMC at five-year intervals. The next audit will be conducted in 2025, covering the 2024 records. An appointed audit committee will review the findings and present any recommendations to the Board of Directors in 2025. Special thanks to Courtney Leisen, Ellen Peters, and Brenda Trumbauer for volunteering their time and effort for this important task.

Other Committees

The Board shall appoint such other committees it deems appropriate to perform its duties and responsibilities.

Insurance Committee

The Insurance Committee was selected by the Board for a one-year term, members, Jim Kroll, Bob Randleman, and Mike Palazzola were appointed in 2024 to review master insurance policy bids.

Pathway Committee

The pathways in Wind Meadows are shared with Village of Wind Point residents as they have public access, however, there is no clear documentation stating liability or maintenance responsibility for these pathways. Jim Kroll and Cary Anastasio were appointed to navigate an agreement between Wind Meadows and the Village of Wind Point in 2024. This remains a fluid discussion with the Village as of December 2024.

Bylaw/Guidelines, Rules, and Regulations Committee

Throughout the year, various situations arise that necessitate updates or revisions to the WM governing documents for consideration by the Board and/or Membership. In 2024, Claudia Simonson and Bob Randleman have been appointed to draft and present these proposed changes.

ADA Committee

Independence First conducted a survey and provided Wind Meadows with a comprehensive report evaluating accessibility at the Leisure Center. The report identified existing barriers and offered recommendations for their removal. In response, the Board formed an ADA Committee to review the findings and propose actionable steps to implement the suggested changes. Special thanks to Andrea Rufo, Elizabeth Olley, Carole Richard, Marsha Connet, and Jill Sturino for volunteering their time and expertise for this important initiative.

Grounds Committee

A grounds committee was established in October 2020 and has helped track the consistency and contractual expectations of the current contractor, Brightview. It is always helpful to have eyes in the community. Thank you to Angie Burwell and Carol Riekena for continuing to help keep the crew on their toes.

Communication is Important

Wind Meadows prefers to send all communication by email as this is the most cost-effective method. To receive all-important communications, **please provide your email or updated email to the office** at wmc@wpiracine.com or call (262) 639-8974. If you do not have an email on file, communications will be mailed to you per the decision made by the Board in February 2020, however with the costs of stamps and office materials increasing and the delay in mail delivery, it is best to provide an email for communications. You can also find important information on the community website at windmeadows.org. More information about the area can be found on the Village of Wind Point website at windpoint.org.

WPI Management

Since 2020, our project manager, Carrie Amos, works from the management company office at 6939 Mariner Drive, Racine, WI 53406, and can be reached by phone at 262-639-8974 or by email at wmc@wpiracine.com

Claudia Simonson, President
Wind Meadows Corporation