

WIND MEADOWS CORPORATION
JANUARY 22, 2019
ANNUAL MEETING MINUTES

The Annual Membership Meeting of the Wind Meadows Corporation (WMC) was held on Tuesday, January 22, 2019 at 7:00 p.m. in the upper level of the Leisure Center, 101 Bayfield Dr., pursuant to the notice mailed to each homeowner in accordance with the Bylaws of the Corporation.

President Bob Randleman called the meeting to order at 7:00 p.m. Directors present were: Bob Randleman, Chris Leberfing, Bob Smith, John Brashaw, Jim Kroll, Debie Truckey, Joe Fox, Dan Naughton and Linda Johnson. Also present was Margaret Fliss, PSA V President and twenty-three resident members.

Bob Randleman introduced himself as the President and reminded the residents that this is their meeting and after coverage of the agenda topics, the floor would be open for any and all comments. Bob then asked the Directors to introduce themselves.

The Annual Membership Meeting Minutes from January 23, 2018 were reviewed. A motion for approval was made by Chris Leberfing and seconded by John Brashaw. Motion carried.

John Brashaw, Audit Review Chairman highlighted the 2018 Twelve Month Profit/Loss Report and Statement of Accounts. Special assessment income of \$51,800 includes the special assessment in PSA 2 for garage doors (\$20,300) and PSA III for trees (\$31,500). John reported that 375 trees have been removed totaling \$160,000 this year with an anticipated 200 additional trees needing to be removed. Capital expenses for the year were \$78,380 and included PSA II garage doors (\$21,895), PSA VIII exterior repairs (\$10,571) and updating of the Leisure Center (\$28,844). The total gross income was \$726,959 with a year-end cash balance of \$299,422. A motion was made by Chris Leberfing to approve the 2018 financial report and seconded by Bob Randleman. Motion carried.

President Bob Randleman highlighted the WMC Annual Report for 2018. The major projects completed for the year included: a new website, removal of the brick pillars at the Bayfield entrance, PSA I replacement of chimney chase and caps, PSA II replacement of all garage doors, PSA II Stonewood and Parkwood Courts filling and seal coating, PSAVI replacement of two outside sump pumps, PSA VIII painting on all units.

It has been 9 years since Board volunteers have been shooting noisemakers around Meadow Lake to relocate geese out of Wind Meadows. This method has seen good success.

The Emerald Ash Borer has infected most of the ash trees in our area. Dying ash trees will continue to be removed through 2019. Thank you to some residents for adding new trees to the area and to Dave Hess for starting a Tree Fund. Donations to that fund can be made at the WMC office.

The Leisure Center Pool had 4,461 visits and a two week pool extension. Thank you to our resident volunteers who helped keep the pool open. WMC members and their guests enjoyed 60 scheduled parties.

The Leisure Center Committee gave a report of the updates made to the party room that included replacing the carpeting with floor tile, new blinds, a new stainless steel stove and hood, new lighting, replacement of the kitchen and bar counter tops and patching and painting the walls.

WMC Architectural Review Committee (ARC) had 43 requests of changes to homes or landscaping. Forty of the requests were approved. ARC Chairperson, Gerry Lipor along with

Lance Raichert and Kim Zlevor spent considerable time to make sure requests are followed within our rules and regulations.

The second Annual WMC Picnic was held in September and the first Annual Chili Cook-off was held in November. Both events were a success. Bob reminded members that if they have any ideas on gatherings to let the Board know.

Bob Randleman gave an update on the five acre parcel at 4403 N. Main Street which was purchased by the Village of Wind Point. Deepwood Drive, outlot 6 is deeded to be used only for recreational purpose and Wind Meadows Corporation is not willing or able to sell the outlot. Wind Point is filing for eminent domain and has made a Jurisdictional Offer of \$9,100 which was not accepted. Wind Meadows Corporation has hired legal counsel and filed an injunction to stop the process of eminent domain. WMC and the community believe in the benefits of leaving the area as it is.

Bob Randleman called for comments from the floor with the following subjects discussed:

A member asked why the Leisure Center operating budget was so high. Bob explained that that number was not just for the building but encompasses the common grounds, pool, tennis courts and Lake Meadow.

A member asked where the legal fees for an attorney regarding Deepwood Drive would come from. Bob explained the fee will be paid from professional fees under the Administrative budget.

A member asked about landscaping and replacing trees. Bob stated that the Board understands this needs to be done and will be done in a responsible manner with a budget and plan for the replacement of trees. It will be done as a multi-year project after all trees have been removed. Dave Hess explained that he had made a donation for a tree fund after his wife passed and encourages others to consider making a donation in memory of a loved one.

A member gave thanks to Renee for being helpful. As a new resident he found her to be professional and available to the many questions he had. This member also asked that we look into the possibility of having sidewalks shoveled and seeing if there is a quieter model of leaf blowers available.

A member had a concern, which he has previously presented to the Board regarding Reliable using Roundup or other weed killers using the ingredient glyphosate. The member believes this is causing cancer and has asked WMC not to apply the herbicide to his yard. The same member would also like Reliable to be more careful plowing snow into and damaging pine trees. Jim Kroll stated that is something they are discussing with Reliable and that hopefully by Summer 2019, Reliable will be using different insecticides. Bob Randleman stated he would remind Renee to tell Reliable not to plow into pine trees in the area.

A member asked how much it cost to maintain the pool. While that information was not readily available Bob Randleman estimated roughly \$35,000 given the numbers from the Budget Comparison Report dated 12/10/2018. This number does not included utilities.

With no further business discussed the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Linda Johnson, WMC Board Secretary