

**Wind Meadows Corporation (“WMC”) Board Meeting  
September 27, 2021 Minutes**

- I. Call meeting to order - President Linda Johnson called the meeting to order at 7:00 pm. Zoom capabilities were present to allow people to participate from home, although the meeting was held in person at the WMC Leisure center.
- II. Roll Call: Roll Call of Board Members
  - PSA I- Debie Truckey, present; Gerry Lipor, present
  - PSA II- Claudia Simonson, present
  - PSA III- vacant
  - PSA IV- Linda Johnson, Memo Fachino, Julia Oas, all present
  - PSA V- Dan Crispin, present
  - PSA VI- Cary Anastasio, present
  - PSA VII- Katie White, present
  - PSA VIII- Bob Randleman, present
- III. Appointment of PSA III Director:  
One candidate – Mike Palazzola  
Bob Randleman moved to appoint Mike Palazzola as PSA III Director to fill out Joe Maurer’s term. Dan Crispin seconded the motion. Motion passed
- IV. Approval of Board Minutes:  
Bob Randleman made a motion to approve the August 2021 Board minutes. Gerry Lipor seconded the motion. Motion passed.
- V. Treasurer’s Report: Cary Anastasio presented the financial report.

**Profit and Loss statement**

- Ended the month with a negative net operating income of (\$27,510) which is unfavorable to budget by \$27,390.
  - Reasons for account variances from budget
    - Income is over budget by \$1,271, due mostly to Special assessments for PSA1 \$480, transfer fees of \$400 and Pool guest fees of \$1,324, more than making up for a \$925 under budget in monthly assessments.
    - LC expenses over budget by \$9,596. \$10,882 over budget for Lifeguards catching up from previous months.
    - General expenses over budget by \$20,587. Budget over for grounds maintenance by \$1,271, building maintenance by \$16,666 and insurance by \$2,784. These are due to spreading the yearly budget over the eight months when most work is done. Project invoices are coming in.
    - Admin expenses under budget by \$1,612 due to coming in under budget in Management expense of \$641, Professional Services of \$583 and Street Light Supplies of \$248.

**Balance Sheet**

- Reserve Income \$8,900
- Capital expenses (\$655)
- Reserve net reserve income (\$8,245).

Comments: Building and Grounds maintenance is catching up. Insurance costs are a continuing problem for the budget this year.

Bob Randleman would like to look at year to date, rather than monthly. For instance, he stated that if one looks at the ground maintenance for the year and we are \$9000 under budget. Is it a timing issue or is there something else involved? We are paying them what we should, Bob questioned. Cary responded that it is spread out throughout the year for ground maintenance and snow plowing. We pay them every month. He also looking at account 6121, and we are \$10,000 over budget. Have we done anything major to the buildings that weren't budgeted for? Cary believes that it is just due to timing.

Julia Oas moved to accept the Financial Report. Debie Truckey seconded the motion. Motion passed.

**VI. Public Comments: Two Residents would like to speak.**

Dennis Flynn: 16 Lakewood Drive. Dennis enjoyed celebrating the move of Joe and Kate Maurer. People were friendly and he noted that there are very good people here. However, the neighborliness is not universal. The Decker's are leaving because members of the Board have made it unwelcoming to the Decker Family. It doesn't reflect the way the Flynn's feel about the community, but he regrets that the Decker's felt as if they were driven out. He advised that we do not demonize members. Winning or prevailing to undercut others is not winning.

MaryAnn Konsin, 108 Woodfield Court: MaryAnn has been here 29 years. The August 16<sup>th</sup> Board meeting disturbed her. She felt it wasn't nice, wasn't patient. It was despicable and members should not yell at each other and the gentleman who stood up and yelled at a Board member should have been asked to leave. We should show respect for each other. She then asked what is an outlot? They are the common areas. She is asking for a map of the outlots.

**VII. ARC Proposals:**

- A. 151 Lakefield Court PSA 1
- B. 30 Stonewood Court PSA 2
- C. 152 Lakefield Court PSA 1 (approved 9/21/21)
- D. 116 Woodfield Court PSA 1 (approved 8/30/21)
- E. 33 Lakewood Drive PSA 3 (approved w/ARC requested revisions 9/8/21)
- F. 7 Maplewood Court PSA 4 (approved 9/17/21)
- G. 12 Applewood Court PSA 7 (approved 9/9/21)

**Committee Chair:** All of the proposals were recommended for approval by the ARC.

Linda Johnson moved to accept proposals A-G. Dan Crispin seconded the motion. Motion passed.

VIII. OLD BUSINESS:

**A. Manager's report:** Mike Palazzola wondered why the light bulbs are out in various neighborhoods. Carrie will follow up on lights. These are the post lights that gave JLT Electric a hard time so another company had to be called in for repairs.

**B. Committee Reports:**

**Leisure Center Committee (LCC):**

- The LCC has gone over decorations and much of them had to be tossed. The committee would like to upgrade decorations. Requesting up to \$300 for holiday decorations for Leisure Center. Linda asked whether there is any line item for this in the budget? We would charge it to Leisure Center/Common Area Supplies.

Julia Oas moved that the LCC have up to \$300 to use towards purchasing holiday decorations. Claudia Simonson seconded the motion. Motion passed.

- The LCC would also like \$80 for a Halloween Contest. Prizes were donated for Winter Holiday decoration/contest, but they were not sure how to fund that at this time.

Julia Oas made a motion to accept the Leisure Center recommendation for prizes up to \$80 for the Halloween Contest. Dan Crispin seconded the motion. Motion carried.

- The LCC would like the pool opening changed from Saturday after Memorial Day and Saturday after Labor Day.

Bob Randleman moved that the Board accept the LCC proposal, for pool opening and closing, subject to availability of lifeguards. Memo Fachino seconded the motion. Motion passed.

**The Tennis subcommittee** has been meeting with contractors for the court resurfacing. In the next week or so they will present to the Budget Committee and make a recommendation on the cost for resurfacing.

IX. **New Business**

**A. R&R Masonry and Tuckpointing Quote:** The estimate for an ADA ramp down to the pool was \$2650. It has been difficult to find cement contractors to obtain additional estimates. Carrie has been asked to get a diagram of the actual ramp that R & R

proposes. Carrie recommends budgeting \$3000 for ramp.

**B. True Colors Painting Quote:** The estimate for painting the Leisure Center, all walls and rails, and the cabana was \$13,350. Dan suggested that we kick up \$14,500 for budget purposes.

**C. Annual Chili cookoff:** Scheduled for October 17, 2021 during the Packer/Bear game

**D. Other New Business:**

Cary Anastasio wanted to update that their PSA VI has run into a problem because they have \$16,000 in the budget to have the buildings painted this year and the original contractor backed out. A second contractor backed out. Cary has had difficulty even getting any comparable quotes to the original contractor. The PSA now is running late and will not be painting this year.

**X. Correspondence:**

a. Compass Insurance Follow Up. Our insurance agent said that West Bend Insurance was not interested in providing a proposal. Bob Randleman is concerned that WMC might become uninsurable, especially for the condos. The insurance increases will be significant this year. As a Board, we need a well-reason way to insure our area. The issues seem to be that there are fire risks, excessive trees, and the cedar siding. There might be some creative suggestions on how to deal with the situation. We currently have \$10,000 deductible.

b. Jackie Kelble in PSA IV—Jackie has suggested that on November 5, a family game night be held in the Leisure Center, without fees being paid. All Wind Meadows members would be invited. She also wanted permission for a sleepover for kids in January 2022.

Katie White stated that she did not feel comfortable with the Board being involved with an event for kids under the age of 12 when those kids aren't able to be vaccinated.

Julia Oas recommended, and others agreed, that the Board tell Jackie that it is a great idea, but due to Covid and lack of vaccines for kids under the age of 12, the Board cannot support the proposal. But, once the Covid situation changes, she might propose the activities again directly with the Leisure Center Committee and ask them to consider recommending to the Board that Wind Meadows sponsor such events.

At 8:04 Linda Johnson moved to adjourn.

Julia A. Oas  
Wind Meadows Corporation Secretary