

**Wind Meadows Corporation (“WMC”) Board Meeting
May 18, 2021
Minutes**

- I. Call meeting to order - President Linda Johnson called the meeting to order at 7:00 pm via a Zoom conference call due to Covid 19 restrictions. Roll call was taken and all current WMC board members were present for the meeting.
- II. Roll Call: PSA I- Debie Truckey present, [open position], PSA II- Jim Kroll, present, PSA III- Joe Maurer, present, 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. Approval of PSA I Director: Debie Truckey moved the vote via ballot. Linda informed that ballot is not allowed per the by-laws, and Robert’s Rules do not allow ballot voting if the by-laws do not permit. Linda Johnson made a motion to appoint Gerry Lipor to be PSA I director. Bob Randleman seconded. Motion passed.
- IV. Approval of the April 2021 WMC Board Meeting Minutes. Jim Kroll moved to accept minutes. Bob Randleman seconded the motion. Motion Passed.
- V. Special Board Meeting: Debie Truckey made a motion to approve the special board minutes. Linda Johnson second. Motion passed.
- VI. Treasurer’s Report: Cary Anastasio presented the Treasurer’s report
 - A. Ended the month with a positive net income of \$22,351, over budget by \$21,000.
 - B. There were variances from budget:
 - Income was over due to a special assessment for PSA VI.
 - General Expenses were under budget for grounds and building maintenance and invoices haven’t come in yet. budget because of decrease use.
 - Common area under budget for a similar reason.
 - Leisure center budget is over budget.
 - Administrative expenses \$640 under budget, but management expenses was higher due to increase insurance costs.

Financial Statements: Debie Truckey made a motion to approve April 2021 Financial Report. Jim Kroll seconded the motion. Motion passed.

- VII. Public Comment: New Policy for public comment and two residents have asked to seek.

Kathy Gueldenzopf: When will we be able to use the Leisure Center? She commented about the revised skylight policy and apparently no rule on where it is located. She would like a rule where the sun comes in. She would like it to be allowed in the front of houses. She thinks the policy should reflect this.

Lynn Edmonds: Spoke about the social events and the possibility of a beer garden, ice cream truck and food trucks at the pool. She suggests that it be once a week, twice a month and see what we need to make it happen. Linda Johnson commented that there is likely be more activities for Wind Meadows. Julia Oas suggested that we compliment the Wind Point activities, not compete. Lynn did reach out to 911 tacos and they haven't called her back.

- VIII. **ARC proposals:** Several listed, many have already not been approved by the Board. Linda asked about A, G, H, I and J. Proposal I is to remove the privacy wall, but the suggestion was to not approve until he complies with a previous ACR request to remove flowers in a common area, which he has yet to do. ARC's approval of Proposal I should be conditioned on that removal. Julia Oas made a motion to accept propels A, G, H and J, but not I. Debie Truckey seconded the motion. Motion passed.

Old Business:

VII Managers report/Task List:

- A. Carrie included the task list to the board in the meeting packet. She has completed all on the list.

B. **Tennis court Restoration Quotes:**

Carrie found one power washing quote for Rise and Shine power washing for \$1400.

For crack filling: The quotes for crack filling broke out power washing from the quote. In last year for 2020 the budget approved crack filling for the tennis courts. There was bid one, bid two and bid three on that Armstrong proposal. No one wanted to pay \$3500 for power washing that was included in the Bid 1. Bid 2 did not include power washing which was \$4294. The total would be \$5694 (Armstrong's crack filling for \$4294 and Rise and Shine power washing quote for \$1400) for cleaning and crack filling.

For complete resurfacing: Carrie then got estimates for complete resurfacing. Armstrong's quote: \$53,457; Munson quote: \$65,775; Holbrook (with an overlay system) \$100,000. These are about \$10,000 more than previous quotes that Renee had received. Carrie recommends planning for these costs in the future.

Linda Johnson made a motion to hire Rise and Shine and Armstrong to do washing and crack filling for the tennis courts. Dan Crispin seconded the motion. Motion Passes.

Easement for Wind Point School Development.

Linda Johnson informed us that Ray Leffler's Development is working with Nancy Washburn from Land Development and Administration. They are asking for storm sewer easement and water easement. Casey Griffin said that the Village has a water easement and he provided a unsigned copy. Linda informed Casey that he should work with a Title company to get an executed easement stating they have a water easement, and that Linda will pay half (her money). She has not heard back. She contacted Nancy Washburn and told her that the board will not approve anything until we get something from Caledonia confirming the easement. Once Linda gets something approved, then Linda will invite Nancy and Ray to a

board meeting. There is nothing more known about this at this point.

Julia Oas said we need to determine whether the Board has the power to do this. We need to hire an attorney and determine whether the board has authority to do this, and then vote.

Dan Crispin said we need a quid pro quo for allowing this. Linda Johnson's thought is that they tend all the path plantings and take over the care of that to the tune of a specific amount. We should be reimbursed for our consent if this occurs. Jim Kroll said that several years ago when we were working on the path we ended up having to work through Johnson Wax and the School because all three entities had something to do with the path. SC Johnson signed that path over to the village. And we wrote up the same thing for Wind Meadows as SC Johnson, but nothing was done. Jim suggests that the village take the whole thing. And WMC will no longer have the liability. He stated that the paperwork to do this was never signed. Julia Oas mentioned that the Board may not have authority to execute this paperwork due to the limits on the declarations and we should ask a lawyer to evaluate this as well.

Security

Village of Wind Point held an information security discussion with Chief Rick. It appeared that people were more concern about speeding than from break ins. The board has an offer from Shield Protective Services for a roving 8 hours of additional protection.

Linda Johnson made a motion not to proceed with the Shield Protective Service's proposal and Carrie send an email to Jay Hammes thanking him but declining his offer. Julia Oas second the motion. Motion Passed.

IX. Committee Reports:

A. Insurance Committee:

We had a substantial increase in our insurance premium. Bob Randleman spoke that we were surprised by the increase with our premiums with Liberty Mutual. During budget time, WMC had asked for information if there was an increase and they indicated at that time that there would not be. Bob was dismayed by both the increase and the lack of communication from Compass Insurance, and asked Carrie to come up with an alternative to Compass. Carrie handed this over to TJ to ask Johnson Insurance and they said it would take 60 days to quote and it is being worked on. Carrie said the premium will be seen in the July budget. Hopefully, by then we will find an alternative. In the meantime, we have renewed with Liberty Mutual, but are trying to find a cheaper alternative. Jim Kroll asked if we raised the deductible from \$5000 to \$10,000 would we be willing to do this? Carrie informed that WMC did move the deductible to \$10,000. If we moved it to \$10,000 then it would be \$86,000 premium and Carrie thought she had the authority to this. Linda Johnson raised her objection to raising the deductible. Bob informed us we had quotes from other companies, but nobody could beat Compass' quote. Julia Oas asked what is our current premium (prior to new increase)? Carrie will report this next month.

B. Guidelines, Rules and Regulations Committee:

The Guidelines, Rules and Regulations came before the board last week, the board gave guidance and new draft of the guidelines are in the board packet. Before we approve, are there anything that they still have a question about?

Sign provision: Bob Randleman referenced page 11 of the Guidelines, Rules and Regulations on signs and subparagraph 2 and says “all other signs . . . *“unless approved by the Board”* He stated that no other signs allowed because our covenant and restrictions don’t allow signs and the board does not have authority, so we should strike language from the Guidelines, Rules and Regulations.

Linda Johnson made a motion that that language be struck from the Guidelines, Rules and Regulations. Bob Randleman seconded the motion. Motion passed.

Transfer fee: Linda Johnson recommended that the transfer fee be included in the Guidelines, Rules and Regulations. It was in the executive summary but not as a separate provision in the Guideline, Rules and Regulations. If a realtor asks for an executive summary, Carrie sends it to them. Linda Johnson said realtors do not ask for executive summaries on single family homes. Sellers need to know that the Transfer fee will apply, and she wants it within the Guidelines and in the Executive summary.

Julia Oas made a motion that we add the Transfer Fee requirements (language previously approved by the board) into the Guideline, Rules and Regulations (item L on page 11 of the Guidelines, Rules, and Regulations) and reference that same provision in the executive summary. Linda Johnson seconded the motion. Motion passed.

Flag Requirements: Memo Fachino wants the regulations for yard flags for single family homes to be differentiated from other homes. Memo Fachino recommended that Guidelines, Rules and Regulations on page 6 be amended to allow up to two garden flags in either front or back of single-family homes.

Jim Kroll moved that garden flag provisions that were proposed in the Guidelines, Rules, and Regulations (page 6, Section 4(a)(2)(b)—flags provision) remain unchanged relating to the garden flags. Bob Randleman seconded the motion. Motion failed.

Roll call: Debie Truckey: [absent]; Gerry Lipor (no); Jim Kroll (yes); Joe Maurer (no); Linda Johnson (no); Memo Fachino (no) Julia Oas (no); Dan Crispin (no); Cary Anastasio (no); Katie White (no); Bob Randleman (yes).

Memo Fachino made a motion that the Guidelines, Rules and Regulations be amended (Section 4(a)(2)(b)) to allow up to 2 garden flags (approximately 12 inches by 18 inches in size) in single family homes in the front or back yard. Gerry Lipor seconded the motion. Motion passed.

Jim recommended that a friendly amendment to Memo’s motion that the same provision delete “in front or backyard”) Seconded by Julia Oas

Motion passed.

Pet Requirements: The Guidelines, Rules and Regulations (page 10 section 3): states no more than 2 pets are allowed in patio homes, condos and manor homes. Memo Fachino was going to find out whether the village had restrictions, which they do not. Memo suggested that we reference the Village restrictions, or change the Guidelines, Rules and Regulations to allow up to 4 dogs in single family homes, and 2 dogs in other homes and no limitations on other pets and following all Village restrictions relating to pet ownership, e.g., pet waste removal, nuisance laws, etc. Linda Johnson thinks that four dogs seems like a lot of animals.

Memo Fachino moved to change the by-laws to allow up to 4 dogs in single family homes, no limit on other pets, and keep the limit to two dogs in all other homes, and no limit on other pets, provided that all Village restrictions relating to pet ownership, e.g. pet waste removal, nuisance laws, etc. No second was made.

Cary stated that the old Guidelines, Rules and Regulations from 2016 had no restrictions on pets in single family homes. And that it says for single family homes, pets have no restrictions other than the requirements of the Village restrictions.

Julia Oas made a motion that Section 3(a) of the Guidelines, Rules and Regulations be amended to state: “**with the exception of single-family homes**, no owner or lessee shall have more than two **leashed** pets. Any owner or lessee who currently has more than two **leashed** pets can keep them until death or removal.” Linda Johnson seconded the motion. Motion passed.

Flag Provision: Linda Johnson made a motion to amend the Guidelines, Rules and Regulations to allow United States Flags and Sports flags. Gerry Lipor seconded the motion. Motion failed.

Date Limitations for Holiday decorations: Memo Fachino motioned that the Guidelines, Rules and Regulations (page 11, Section J) in between the first and second sentence, be amended to add the following: “For Halloween that is observed on October 31st, Halloween decorations shall be allowed from October 1st until November 2nd.” Linda Johnson seconded the motion. Motion passed.

Linda Johnson made a motion that the Guidelines, Rules and Regulations May 13, 2021 with the amendments voted on the Board this evening be adopted. Motion was seconded by Memo Fachino. Motion passed.

Joe Maurer raised objection and wanted to discuss bird feeders. Bob Randleman said the motion was made and passed. Linda Johnson agreed and moved on.

C. **Leisure Center Committee:**

Recommendations

- Funds to resurface the courts and pool upkeep/replacement:
-Ideas to come up with offer a punch card for guests for the pool. Pay \$2 fee and allow 30 times, and it would be 60 dollars, but charge \$50 and if people didn't use it all then the money would be go to the resurface funds. They are

open to different dollar amounts. Linda would like to know the cost to produce the card and look at the number of visitors we have had.

-Other suggestions: Present to the Board the concept of soliciting Wind Point Families to use the leisure center. For a fee, Wind Point residents would allow to pay for use of the pool and leisure center.

Discussion ensued regarding the elimination of special memberships from the by-laws. Carrie mentioned that the Policy manual has it in there and said she would take the recommendation and try to figure how to do this.

Maybe we should increase the fees for the courts or the pool guest or asking for donations?

- Bike rack placement: The LCC recommended that we move the bike rack to the left side of the gate and remove the overgrown bush and place the bike rack between the mailbox and the gate. The bush is already on the removal and the board already voted on not putting the bike rack in front of the leisure center. Jim Kroll said that the bike rack should be mulched and the grass not be removed and stated that the board had previously agreed to do that. Linda confirmed that was her memory.

Other Old Business:

Follow up to PSA I spraying of chemicals – Linda Johnson said that the residents were given an option to avoid pesticide spraying from Will-Kill and 5 residents opted out.

New Business:

a. Social Events: Linda Johnson will work with the Leisure Center Committee to come up with social events and return with recommendations.

b. Review of Sky Light Policy: Working with the ARC, Carrie drafted a sky light policy. Linda Johnson questioned number 4, which specifies that the skylight can be only on the back of unit. Linda Johnson suggested that the policy not limit placement. Carrie said the reason it says back, is that generally speaking patio homes and others (other than manor homes) the skylights are on the back and requests can be reviewed individually if necessary. Jim Kroll agreed with Carrie. Linda Johnson was ok with the explanation. Linda Johnson made a motion to adopt the Skylight Policy as written to our policy manual. Seconded by Dan Crispin. Motion passed.

c. Placement of Satellite dishes and antennae placement. The policy added that any expenses and damage to external placement that the owners be responsible for any damage caused by the placement of these. Dan Crispin moved we that we accept policy 004- Satellite Dishes and external antennae policy as written. Motion seconded by Gerry Lipor. Motion passed.

d. Review and Revise Social Club usage contract: Rules and Regulations committee drafted the usage contract a year ago. This is a rough draft. The Leisure Center Committee of May 2020 recommended that we do not charge for social clubs. The Leisure Committee had changed their mind in October 2020, but those schedules did not end up in the final rules and regulations. The Leisure Center Committee will look at the contracts and make a recommendation in June.

e. Discuss and consider Reserve Study Quote: Carrie asked reserve advisers to give a quote on evaluating whether our reserves are adequate. Estimates showed that such a study would

require \$9900, with a down payment of \$4850. Carrie has an example of what a study looks like and would be happy to share it with anyone.

f. Change in Board Meeting Date and Time: Linda Johnson made a motion to move our WMC board meetings to the third Monday of the month at 7:00pm. Memo Fachino seconded the motion. Motion passed.

g. Correspondence: We have correspondence that Alex Nelson is asking us to reconsider the dead tree removal policy and wonders why ARC and the Board need to approve removal of a dead tree. Linda Johnson will put it on her task list.

h. Zoom Meetings: One person asked that zoom meetings be available publicly for later. How do we put those out there for others to review? Residents have asked for keeping zoom meetings even when we go back in person. Linda Johnson would like to allow meetings being available by zoom when we go back to in person meetings.

Linda Johnson made a motion that we let the person who sent us the correspondence know we are not putting the Zoom calls out for the public to be viewed at a different date. Julia Oas seconded the motion and the motion carried.

i. New PSA II director:

The board thanked Jim Kroll for the 19-years of service on the Board. Linda Johnson made a motion that, starting June 1, 2021, Claudia Simonson be appointed PSA II director to carry out Jim Kroll's term. Motion was seconded by Bob Randleman. Motion carried.

Dan Crispin moved to adjourn at 9:13 pm

Respectfully submitted,

Julia A. Oas
Wind Meadows Corporation Secretary.