

**Wind Meadows Special Board Meeting Minutes
May 12, 2021**

The Special Board meeting of the Wind Meadows Corporation was held on Wednesday, May 12, 2021 via Zoom video conference call at 7:30pm to discuss the revised Guidelines, Rules and Regulations presented by the Guidelines, Rules and Regulations Committee. The following committee members were in attendance; Jim Kroll, Margaret Fliss, Debie Truckey, and Claudia Simonson.

President, Linda Johnson, called the meeting to order at 7:30pm. There following board directors were in attendance; Linda Johnson, Debie Truckey, Jim Kroll, Cary Anastasio, Dan Crispin, Katie White, Bob Randleman, Memo Fachino by phone or video and Julia Oas by proxy. Joe Maurer was not present. Carrie Harbach, project manager, WPI representative, was also in attendance.

Linda turned the meeting over to the Chairperson of the Guidelines, Rules and Regulations Committee, Jim Kroll. Jim thanked the committee for their drive, perseverance, and time in revising the document. Jim turned the meeting over to Margaret Fliss to lead the Board through the drafted document. Margaret stated that the goal of the meeting was to produce a final document to be provided to the Board for the May 2021 Regular Board meeting for approval.

The Board offered minor corrections/changes throughout the presented document. The Board voted on the changes and they also voted when the drafted document presented options for specific rules. The approved changes and options will be applied to the final draft by Margaret and Claudia.

Specific items were asked to be addressed in the final document: more specific verbiage to the clotheslines section, garden flag section, pet's section, trash section, and private pool party section were requested.

The Board requested rules on rentals, grilling, and the transfer fee.

The Board requested that the rules to the Private Party and Social Club Rules be removed from the presented document and become a separate document.

Carrie was asked to create and present a skylight and solar tube policy, a satellite dish policy and provide the committee with the current ARC policy guidelines to be compared to the presented policy guidelines. Carrie will also present a social club contract to the Board in May. The Board also discussed the possibility of providing the history of changes to each home to a potential buyer prior to purchase.

There being no further business before the Board, the meeting was adjourned at 9:48 pm.

Respectfully submitted,
Carrie Harbach, Project Manager
Wind Meadows Corporation