

WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

November 17, 2020

The regular meeting of the WMC Board of Directors was held on Tuesday, November 17, 2020 via Zoom Online Video, pursuant to notice given to each Director in accordance with the Bylaws of the Corporation.

President Bob Randleman called the meeting to order at 7:00 pm. Present were Directors: Joe Maurer, Debie Truckey, Linda Johnson, Jim Kroll, Maneeka Decker, Margaret Fliss. Dan Naughton, Joe Fox, Julie Oas and Katie White. Carrie Harbach from Washington Properties was in attendance. Also present were WMC residents.

Minutes from October 20, 2020 were reviewed. Motion to approve the minutes, was made by Debie Truckey and seconded by Jim Kroll. Motion carried.

Financial Report

Bob Randleman highlighted the financials of the Corporation. Directors reviewed the Balance Sheet, Budget Comparison Report, General Ledger Report and Delinquency Report. All areas were even or favorable to budget. There was a motion made by Debie Truckey and seconded by Margaret Fliss to accept the financials as presented. Motion carried. Bob Randleman asked WPI to also draft letters to anyone who is 90 days delinquent with HOA dues.

Architectural Review Committee Proposals for the following were reviewed.

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| 1. 127 W. Campus Ct. | PSA1 | Replant backyard flower garden |
| 2. 9 Greenwood Ct. | PSA4. | Remove tree |
| 3. 4 Cherrywood Ct. | PSA4 | Remove and replace tree |
| 4. 1 Shorewood Ct.156 | PSA4 | Plant 3-4 Spirea bushes |

A motion was made by Bob Randleman to approve item 1 and seconded by Debie Truckey. Motion passed 10-1. A motion to accept items 2-4 was made by Julia Oas and seconded by Linda Johnson. Motion carried.

Old Business

Committee Reports:

The Guidelines, Rules and Regulations Committee reported that they have finished with the changes and are waiting to see the revised by-laws to make sure their recommendations align with the suggested changes to the by-laws.

The Leisure Center Committee reported the member survey results are in with 186 residents responding. Don Gloo was thanked for his help. The committee would like to see a yearly survey done. Board members asked if they could receive PSA specific data and if comments could be grouped together. Don Gloo indicated he could do both and would send the information to Kate Maurer. The committee would like to host a holiday decorating contest. Linda Johnson made a motion to approve the contest and give the committee \$150. to use for prizes and seconded by Jim Kroll Motion passed.

By-Laws Committee Chair Bob Randleman reported that a copy of the revised by-law changes would be emailed to each Director for review. Residents will receive a copy in advance of the annual meeting. Julia Oas again requested that members are given an easy to read red-line version with an explanation for the change.

Julia Oas reported that according to Article 3, Section 10 WMC Declaration states that no other signs other than a sign to sell a home may be displayed. This currently contradicts our Rules and Regulations. Jim Kroll will make sure the Rules and Regulations are updated to reflect the provision stated in the Declaration.

New Business

Linda Johnson presented a Transfer Fee Proposal. A transfer fee would be imposed by the association in connection with the transfer of ownership of an HOA property. Per the 2017 Wisconsin Act 303, there is no limit on the amount charged as long as it is disclosed on the Executive Summary. There are several HOA's in the area with transfer fees. Wind Meadows averages 23 sold properties per year and this could be good income toward capital expenses. Bob Randleman asked Directors to mull over the idea for a vote in December and he will contact WMC attorney.

Bob Randleman proposed the slate of candidates for the Elections Committee as follows: Chairperson, Ann Stoltenberg, Brenda Traumbauer, John Brashaw, Ellen Peters and Claudia Simonson. A motion to approve the slate was made by Bob Randleman and seconded by Linda Johnson. Motion carried.

Bob Randleman proposed the slate of candidates for the In-House Audit Committee as follows: Ellen Peters, Brenda Traumbauer and Courtney Leison. A motion to approve the slate was made by Debie Truckey and seconded by Julie Oas. Motion carried. Linda Johnson recommends when there are open positions that they are publicized in the newsletter so residents can volunteer.

Bob Randleman discussed the creation of PSA Committees. It appears that the interpretation of this article needs further review. Julia Oas recommends that each PSA review their declaration. Bob Randleman asked WPI to obtain the most current version of each PSA's Declaration. This discussion was tabled until the information is available.

Discussion of the 2021 Administrative and Leisure Center/Common Area budget. Linda Johnson made a motion to approve the 2021 budget, seconded by Margaret Fliss. Motion passed.

PSA 5 is seeking an \$800.00/unit special assessment to be paid by the end of November. All PSA 5 residents are aware of this assessment. Motion to approve the assessment was made by Debie Truckey and seconded by Joe Fox. Motion passed.

With no further business, the meeting was adjourned at 8:49 pm.

Respectfully submitted,

Linda Johnson, WMC Board Secretary

