

WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

October 22, 2019

The regular meeting of the WMC Board of Directors was held on Tuesday, October 22, 2019 in the upper level of the WMC Leisure Center, 101 Bayfield Drive 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: John Brashaw, Jim Kroll, Dan Naughton, Linda Johnson, Margaret Fliss, Debie Truckey, Joe Fox and John Polodna. Excused were Sam Duchac and Gary Lipor. Site Manager Renee Michna and Architectural Review Committee members Carol Riekema and Claudia Simonsen were in attendance. Also present were WMC residents: Carmen Gaspero, Lynn Edmunds, Lisa Piche, Ellen Peters, Dave Peters, Kathy Gueldenzopf, Pat Anastasio, Mike and Sue McDermott.

President Randleman called for comments from the floor. Ellen Peters stated Article X, Section 4 of the Wind Meadows Bylaws state, there should be a Leisure Center Committee consisting of a Chairman, one member of each PSA and one member who is not a resident of Wind Meadows. Recognizing the need for this committee, residents were in attendance to volunteer. Ellen requested that the Board vote on appointment of this partial committee. Bob Randleman thanked Ellen for bringing this to the Board's attention; however, he stated that he was not in a position to vote on the issue on such short notice. He stated that he would take this into consideration when the Leisure Center Committee is appointed, pursuant to the Bylaws, at the March Board meeting.

There was a motion by Debie Truckey to approve the September 17, 2019 minutes and seconded by Margaret Fliss. Motion carried.

Financial Report: Renee Michna reviewed the September Financial Statement.

The September year-to-date revenue of \$726,252 is over budget mainly due to monthly assessment prepayments and special assessment income from PSA's 1, 3, 5, and 6.

The Leisure Center September expenses included payment to the YMCA for May and June pool guards and maintenance.

Special Assessment Expenses for PSA 1 was \$6,437 for the removal of 15 trees in the back of courts 14 & 15 Lakefield area.

Professional Services are over budget (\$5,339) due to attorney fees.

Site Manager expenses are under budget due to fewer hours worked.

Capital Expense in PSA 2 was \$3,100 paid to Great Lakes for the removal of 8 trees.

The Year-to-Date Net Income is \$53,784

A motion was made by Jim Kroll and a second by Debie Truckey to accept the September 2019 Financial Reports. Motion carried.

Site Manager Report: Renee Michna reported that two homeowners were delinquent by two months. One of the homeowners has already paid. Board terms are ending for Gary Lipor, PSA1, John Polodna, PSA 3, Linda Johnson, PSA 4 and John Brashaw, PSA 4. Open board positions will be posted in the newsletter. The Leisure Center has a total of 43 parties year-to-

date. This is consistent with years past. Washington Properties drained the pool heater room water lines and Ascott Pools and Washington Properties winterized the pool system. The pool saw a decrease in visitors this summer due to cold the weather. The tennis courts will remain open until the end of the month and Prairie School will remove the wind screens and Washington Properties will remove the nets. Reliable is working on fall leaf cleanup in the condo areas and will blow off gutters, if requested by the PSA Director @ \$45/hr. Holton Bros. is providing quotes for 10 chimneys needing repair in PSA I. Linda Johnson stated she would provide Renee the names of other companies for additional quotes. Red House has finished painting work in PSA 8.

The total number of trees removed by Great lakes Tree Service through September 2019 is:

- PSA 1: 101 ash trees and one maple - paid from grounds maintenance and special assessment
- PSA 2: 87 ash trees - paid from capital reserves.
- PSA 3: 107 ash trees paid from special assessment
- PSA 4: 13 ash trees paid from grounds maintenance.
- PSA 5: 3 ash trees paid from special assessment.
- PSA 6: 5 ash trees paid from ground maintenance.
- PSA 8: 1 ash tree paid from ground maintenance.
- Total removal: 317 trees.

Architectural Review Committee (ARC): The following ARC requests were reviewed:

- PSA 1: 84 Woodfield Ct. Replacement of windows and patio doors.
87 Woodfield Ct. Modification of deck railing and addition of fencing.
A motion was made by John Brashaw to approve the above and to deny the addition of fencing on 87 Woodfield Ct. and seconded by Bob Randleman.
Motion carried.
- PSA 4: 7 Pinewood Ct. New roof, new windows and exterior paint.
8 Redwood Ct. Remove dead ash tree and two pines using bike path.
14 Redwood Ct. New roof.
3 Greenwood Ct. Remove 4 dead trees.
A motion to approve the above stipulating that 8 Redwood would need to be responsible for any damage to the bike path was made by Dan Naughton and seconded by Bob Randleman. Motion carried.
- PSA 7: 9 Sprucewood Ct. - Removal of dead maple and replace front door.
12 Applewood Ct. - Changes to previous landscaping proposal.

Carol Riekema advised that 2 Shorewood had planted several evergreen trees without ARC approval even though Renee had asked him to complete an ARC request. Carol asked the Board if a letter could be sent requesting he obtain ARC approval in the future before making any landscaping changes. A motion to send him a letter was made by Debie Truckey and seconded by Margaret Fliss. Motion carried.

A suggestion was made by Carol Riekema to review WMC Declaration of Conditions, Covenants and Restrictions for the various PSAs to see if there are items to incorporate into our bylaws.

New Business

Bob Randleman asked the PSA 4 Directors how they plan to handle future tree removal. John Brashaw explained the need for a special assessment. There are approximately 100 trees that are either dead or dying. The PSA 4 Directors request a special assessment in the amount of \$600 per household with 2 equal payments of \$300 due on December 1, 2019 and April 1, 2020. A motion to approve was made by Bob Randleman and seconded by Linda Johnson. Motion carried.

A copy of the 1st draft of the WMC 2020 budget was given to each Director for review. Each PSA Director will meet with Renee to finalize their budget.

Old Business

Jim Kroll reported that he has spoken to R&B carpeting regarding floor replacement in the lower level of the Leisure Center.

Bob Randleman, Gary Lipor and Claudia Simonsen are finalizing the revisions of the Bylaws. It is the goal to have the new bylaws approved at the annual meeting in January 2020. Residents will receive a copy for review 30 days prior to a vote.

PSA 3 wishes to change the due dates of their special assessment from March 1, 2020 and September 1, 2020 to November 1, 2019 and March 1, 2020. A motion to accept the change was made by Bob Randleman and seconded by Margret Fliss. Motion carried.

Margaret Fliss inquired about the professional audit. Bob Randleman informed that someone has been contacted and this would be done during the first quarter of 2020.

The next meeting of the Board is changed from November 26, 2019 due to the holiday to November 19, 2019.

Residents were excused and the Board went into a closed session.

With no further discussion the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Linda Johnson, WMC Board Secretary