

## WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

June 16, 2020

The regular meeting of the WMC Board of Directors was held on Tuesday, June 16, 2020 via a Zoom video call due to COVID19 safe distancing mandate, pursuant to notice given to each Director in accordance with the Bylaws of the Corporation.

Bob Randleman called the meeting to order at 7:00 pm. Present were Directors: Dan Naughton, Debie Truckey, Joe Mauer, Linda Johnson, Joe Fox, Jim Kroll, Maneeka Decker, Sam Duchac and Margaret Fliss. Excused was John Brashaw. Carrie Harbach and TJ Orth from Washington Properties were in attendance. Also present were 29 WMC residents

Minutes from May 19, 2020 were reviewed. Motion to approve the amended minutes as stated was made by Margaret Fliss 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. WMC remains in a healthy financial position. There was a motion made by Jim Kroll and seconded by Margaret Fliss to accept the financials as presented. Motion carried. Bob asked WPI to draft letters to anyone who is 90 days delinquent with HOA dues indicating we will start collection procedures placing a lien of the property.

Bob Randleman reported the audit done by Gordon Maier has been completed and has been approved by WMC Audit Committee. There were a few suggested items made by Gordon Maier. Bob will work with TJ to resolve the internal control item and a few minor items. The audit will come back to the board for approval.

### **Architectural Review Committee**

a. 95 Woodfield Ct	PSA1	Tree removal at homeowners expense
b. 154 Lakefield Ct.	PSA1	Deck replacement
c. 74 Woodfield Ct.	PSA1	Plant bush/twig tree
d. 21 Stonewood Ct.	PSA2	Plant trees
e. 15 Lakewood Ct.	PSA3	Plant arborvitaes
f. 4 Birchwood Ct.	PSA4	Tree removal - Paint house
g. 7 Maplewood Ct.	PSA4	Landscaping
h. 4 Cherrywood Ct.	PSA4	Landscaping
i. 14 Greenwood Ct.	PSA4	Landscaping
j. 15 Applewood Ct.	PSA7	Remove dead trees
k. 7 Sprucewood Ct.	PSA7	New roof
l. 6 Sprucewood Ct.	PSA7	Landscaping
m. 156 Parkfield Ct.	PSA8	Wrought-iron railing

n. 3 Shorewood Ct.	PSA4	Mailbox replacement - ARC denied
o. 18 Sandalwood Ct	PSA4	Backyard planter panels - ARC denied

A resident expressed concern with the allowance of a wrought-iron railing stating it goes against the consistency the ARC should be maintaining. A motion to approve items a-m was made by Debie Truckey and seconded by Bob Randleman. Motion passed.

Discussion regarding the mailbox design at 3 Shorewood. PSA4 Directors are in favor of the design and believe it to be a nice addition. Motion made by Linda Johnson to allow the design submitted and seconded by Dan Naughton. Motion passed.

Discussion if the design plans to install three wooden planter panels at 18 Sandalwood Ct. constituted a fence. A motion to approve the ARC application was made by Linda Johnson and seconded by Sam Duchac. Motion passed 9-2.

### **Old Business**

#### **Committee Reports:**

Jim Kroll reported that the Guidelines, Rules and Regulations Committee has been meeting weekly and will have their final draft for the boards perusal at the July meeting.

Kate Mauer reported that the Leisure Center Committee recommends opening of the pool on July 1st and presented two plans. The first plan would follow the rules set by the Racine Health Department and the second plan would follow the rules of the anticipated June 30th changes of Forward Racine. After a lengthy discussion reviewing how the guidelines would both work and affect our residents, Bob Randleman suggested that we accept the recommendation of the Leisure Center Committee and review any issues that may occur at July's meeting. A motion was made by Joe Mauer to accept the recommendations and seconded by Margaret Fliss. Motion passed.

The board reviewed and accepted the Project Managers Task list.

Bob Randleman discussed the requirement of having a Parcel Service Area Committee. Per our Bylaws, Article 10, Sec. 3 reference is made to our Declaration. Bob Randleman has not found any reference to a PSA Committee, however, will continue to research the Articles of Incorporation to help define this and report back next month. Linda Johnson will send Bob her copy of Article 10, PSA Committees for reference.

### **New Business**

Joe Mauer would like to see the process of residents asking for both removal of dead trees and planting of trees streamlined. Joe would like to see new guidelines that would simplify the request for the PSA Director to approve within hours instead of 30 days. Bob Randleman stated that while the current process does seem to be working, we could see if we can get someone to come up with an idea to make it better.

The Village of Wind Point Police Department is asking for clarification of how Wind Meadows would like them to patrol the pond for trespassing. The board agreed that the police does not need to actively police the lake for trespassers and only respond if there is a complaint called in.

Joe Fox discussed the need for a special assessment for PSA6 for painting. A motion to approve the special assessment was made by Linda Johnson and seconded by Jim Kroll. Motion passed.

At 8:44 pm, Bob Randleman took the meeting into closed session.

At 9:07 pm, the meeting resumed to open session. A motion to have the 2020 tree bill for the removal of trees behind Sandalwood split between PSA4, PSA2 and PSA3 per the agreement reached by the Directors was made by Linda Johnson and seconded by Jim Kroll. Motion passed.

With no further discussion, the meeting was adjourned at 9:10 pm.

Respectfully submitted,

Linda Johnson, Secretary