

**Wind Meadows Corporation (“WMC”) Board Meeting  
March 16, 2021  
Minutes**

Roll Call of Board Members

- PSA I- Debie Truckey present, [Open position]
- PSA II- Jim Kroll, present
- PSA III- Joe Maurer, absent but provided Linda Johnson with proxy.
- 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

Number of Members present:

- I. Call meeting to order - President Linda Johnson called the meeting to order at 7:04 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, except for Joe Maurer who provided proxy votes to Linda Johnson.
  - II. Approval of the February 2021 WMC Board Meeting Minutes: Bob Randleman made a motion to accept the minutes Debie Truckey seconded the motion. Motion Passed.
  - III. Financial Statements/Treasurer’s Report: Cary Anastasio presented the Treasurer’s report
    - A. Ended the month with a positive net income of \$15,872
    - B. There were variances from budget:
      - \$1269 over budget for salting
      - \$1000 for building maintenance, snow removal
      - Leisure center’s budget was \$758 below budget
      - Administrative services expenditures were also below budget
    - C. Filed taxes this month. Had \$28,742 net income which was offset by \$28,742 for a net taxable income of \$0
- Dan Crispin moved to accept the Treasurer’s report. Jim Kroll seconded the motion. Motion passed.

IV. ARC Proposals:

- A. 8 Proposals and the ARC recommends that all be approved by the Board.

Bob Randleman made a motion to approve the ARC recommendations, and Debie Truckey seconded the motion. Motion passed.

V. Old Business:

- A. Task List:

Carrie included the task list to the board in the meeting packet. She has completed all on the list except sending the by-laws out, which will happen on March 25<sup>th</sup> via email. Members without access to electronic communications already received the by-laws.

- B. Al Kosterman's proposal from last month that was tabled: Al Kosterman decided to withdraw his request and the board no longer will consider his proposal.

VI. Committee Reports:

- A. By Law Committee:

- Bob Randleman believes that with the board vote of last month and the by-law informational meeting, that they by-laws are ready for distribution and a vote in April from the membership during the special meeting on April 12, 2021.

- B. Leisure Center Committee:

Recommendations

- Online reservation system for the tennis courts, pool, and leisure center for private parties.
  - Carrie mentioned that we do the reservations of the parties via email so that if there are delinquencies, we can enforce them. She also mentioned that the tennis court reservations will be online on April 1, 2021. Linda Johnson mentioned that the calendar of the parties at the pool and leisure center is online for persons to see availability. Carrie also mentioned that the guidelines are in review and revision and until finalized, it would be premature to do a reservation system not consistent with the changes.

This issue was tabled for additional consideration in the future.

- Trash receptacles
  - It was recommended to add trash receptacles to the tennis courts. The committee chair was reminded that the board voted in favor of that last month.

- Benches
  - It was recommended that we purchase a backless bench or two for the tennis courts. Memo Fachino made a motion that we buy a backless bench for a cost not to exceed \$100. Linda Johnson seconded the motion. The motion passed.
  
- Resurfacing of the tennis court
  - The Leisure Center Committee recommended that the Board consider getting estimates and resurfacing the tennis court next year and at the same time convert one of the courts into two pickle ball courts. Carrie stated that the board already approved an amount in the 2021 budget to repair cracks and divots, not resurfacing of the current surface of the courts and that she was going to bring a proposal to the board at next month's board meeting. This topic was tabled until next month.
  
- Pool subcommittee
  - Recommended that the pool be open the month of September. Linda Johnson reminded us that the board considered this with the budget and voted to open the pool on Memorial Day (Monday) and close on Labor Day (Monday).
  - The Pool Subcommittee recommended a wind screen on the pool. There were two different types: mesh and slats. There was no estimate provided for either option. Bob Randleman made a motion, seconded by Jim Kroll, to table the discussion until we have more information. Motion passed.

C. Guidelines, Rules and Regulations Committee

- Jim Kroll reported that once the by-laws passed, they can amend the Guidelines, Rules and Regulations to ensure that they are consistent with the by-laws. If the by-laws pass in April, Jim Kroll recommended that we have a special meeting on May 12<sup>th</sup> to consider the changes.

D. Insurance Committee

- WMC's insurance policy will expire on May 1, 2021. We have a policy from Liberty Mutual Company using Compass Insurance Agency. Bob Randleman and Jim Kroll recommend we stay with the current insurance and broker after seeking bids, but none could do better.
  - Linda Johnson motioned to adopt the Insurance Committee's recommendation to stay with Liberty Mutual and Compass. Julia Oas seconded it. Motion passed.

E. Leisure Center Committee Survey

- Linda Johnson sent the survey to a marketing company that was happy to look at it. They haven't finished their analytics but, they did think that the response rate was quite low for the Board to be making decisions based on a small population. We will see a breakdown next month. Linda Johnson will have it ready for next month. The response rate was 40 households out of 316 households, but there was no way to tell that two people of the same house did the same survey. Julia Oas stated that there were 186 respondents according to Don Gloor and Don will resend the results to Kate Maurer and Linda Johnson.

- Public Comment:

- a. One Director was contacted by a member about the pool and the timing of opening and closing. He asked whether we going back to normal usage policies and guest policy? Knowing we are a few months away from opening and COVID may impact, there was no Leisure Committee Recommendation for pool system. Because we are required to follow Racine's Health department pool requirements, we will wait until the health department recommends process and procedures.
- b. The same Director questioned whether we can have the pool open for an extra day for every day that the pool is closed in the season and extend the closing date. He said he had looked into lifeguards with the YMCA and learned that we could extend the closing date. He suggested that we review it for 2022. A discussion ensued and one director stated that it is not apples to apples to extend a day for every day in the season that the pool is closed because we are still heating the pool and there are sunk costs. As far as lifeguards, Carrie strongly discouraged people from talking to the Y without going through Washington Properties. In 2020, we did not have anyone swimming during the extended week in September. And we decided during the budget not to extend the season.
- c. One Member also raised keeping lifeguards past that date but, mentioned that June is just as cold as September and why we have such a problem in September when it is cold. Linda Johnson agreed that we should open after June 15. Jim Kroll also stated that heating it up is really hard to heat up the pool. Once it heats up, then it needs to maintain it and September is hard on the heater. Jim believes that by continuously keeping it heated in September, we are taking it out on the life of the heater. The same Member expressed in favor of opening the pool later in June. One member mentioned that Covid might impact the opening and maybe we

should open a week later and close a week later.

- d. One Member recommended that we look into painting the bottom of the pool with black paint. We will look into that. Carrie said that the pool is being painted this year. We will research into it.

Julia Oas made a motion to open on June 11 and close on September 11, provided that we can do it without increasing the cost or and can obtain lifeguards. Linda Johnson seconded the motion. Motion passed.

- e. One member suggested filling the pool up and letting the sun heat it up. Linda Johnson suggested that was unlikely that the sun would be strong enough in Wisconsin and the cold too severe. The same member objected to the black painted bottom and feared that it would be difficult to see a child who might be drowning.
- f. One member asked if the marketing survey was part of the budget. The survey was done through survey monkey paid by a board member. The person reviewing the results is doing it for free.
- g. One member discussed operating costs and has the basic numbers for operating costs. He asked whether we have actual costs broken down for the pool? Carrie said that TJ would have that she will get the numbers to him. He also asked about a heat pad. Jim Kroll said we looked at it, but it was too large to get it rolled up in the morning.
- h. One member wanted to talk about citizen comment. He recommends that the comment period would be at the beginning of the meeting. Linda Johnson agreed that she would move it to the beginning. He also mentioned the garden club and recommended that the club continue. He also mentioned the picnic coming up, maybe we could ask Johnson Financial to loan us a tent. Kudos to Linda Johnson for starting the chili cookoff, maybe we could have a potluck, so it isn't a competition and not just chili.
- i. One member wanted to understand when members can use the Leisure Center facility because that hasn't been discussed. Covid restrictions are still in place, so discussion is a bit premature. We will talk about it next month.

VII. Correspondence:

A. Prairie Burn will occur again this Spring. Date has not set.

B. A woman's tennis group asked the Board to grant approval for it to use tennis courts from 6pm to 8 pm Tuesday or Wednesday. Non-members would pay the \$2.00 charge.

Debie Truckey moved to allow the woman's tennis club to have a slot once a week. Memo Fachino second the motion. Motion passed.

C. Nick Shaffer of Prairie school tennis coach asked that Prairie to use courts from Monday and Wednesday from 4-5 pm the first 3 weeks in May. In return, the students offered to put up and take down our wind screens.

Dan Crispin made a motion that the board accept the Prairie School request. Motion was seconded by Debie Truckey. Motion passed.

Linda Johnson made a motion to go into executive session. Dan Crispin seconded the motion and the motion passed.

Executive Session: The executive session was called to vote on Architectural Review Committee, Leisure Center Committee and PSA I appointments. (executive closed minutes on file for Board of Directors)

Jim Kroll moved to adjourn at 8:17 pm.

Respectfully submitted,

Julia A. Oas  
Wind Meadows Corporation Secretary.