

WIND MEADOWS CORPORATION JANUARY 23, 2018 ANNUAL MEETING MINUTES

The Annual Membership Meeting of the Wind Meadows Corporation (WMC) was held on Tuesday, January 23, 2018 at 7:00 p.m. in the upper level of the WMC Leisure Center, 101 Bayfield Dr., pursuant to the notice mailed to each homeowner in Wind Meadows in accordance with the Bylaws of the Corporation.

President Bob Randleman called the meeting to order at 7:00 p.m. Directors present were: Bob Randleman, Jim Kroll, Brenda Trumbauer, John Brashaw, Dan Naughton, Marty Sturino, Anne Stoltenberg and Linda Johnson. Bob Smith and Joe Fox were excused from the meeting. Also present were Renee Michna of Washington Properties, Inc., Margaret Fliss, PSA V President and twenty-one members. All WMC members combined, twenty-six voting units were represented.

The President introduced himself, welcomed the members and asked the WMC Board of Directors to introduce themselves. Bob reminded the members that this was their meeting and will open the floor for comment at the end of the meeting.

The January 17, 2017 Annual Membership Meeting Minutes were reviewed. A motion was made by Anne Stoltenberg and seconded by Jim Kroll to approve the January 26, 2017 Annual Membership Meeting Minutes. Motion carried.

Audit Review Chairman, John Brashaw, highlighted the 2017 Profit and Loss Statement and Balance of Accounts. The gross income was \$844,724, that included special assessment income of \$145,959 in PSA I and \$83,906 in PSA III. The operating expense was \$625,495, there were special assessment expenses of \$185,576 in PSA I and \$62,652 in PSA III. The capital expense was \$30,901. The net cash flow loss was \$59,900 and the capital reserve loss was \$62,190. The combined year-end account balance for all locations is \$343,431. A motion was made by Dan Naughton and seconded by Anne Stoltenberg to approve the 2017 financial report. Motion carried.

Bob Randleman reviewed the WMC Annual Report covering the 2017 activities and accomplishments. The Board recognizes that as homes age, more maintenance is needed. The major projects completed were painting all sixty-eight homes in PSA I and twenty-one homes in PSA III, all of the garage doors in PSA I were replaced, repairs to stucco on seven chimneys in PSA I, resetting brick ledges on eight homes in PSA III, a sizable amount of carpentry work in PSA I and III, gutter cover installation in PSA I, VI and VIII, and the removal of 156 trees; mainly ash, due to the Emerald Ash Borer (EAB). The pool attendance had 4,722 visits, the pool fence was painted, the pool gate was replaced and there were several repairs to the pool system. The tennis courts had the cracks filled and the lines were repainted. The 2017 WMC Picnic (the first ever) was a success, and a 2018 picnic will be planned. WMC contracted with a new insurance company, Compass Insurance, as of May 1, 2017. The new insurance carrier, Liberty Mutual Insurance, covers liability and property damages for the Leisure Center as well as for all Patio, Manor, Village and Prairie Meadows Homes. Dave Hess of 103 Woodfield Ct. was thanked for his many years of hard work pulling garlic mustard throughout WMC.

Comments from the Floor

The President opened the floor for comments. Several subjects discussed were: member communication (website, emails, newsletters, etc.) the 2018 budget, insurance and maintenance. A member asked about the new insurance coverage. The \$5,000 deductible is a homeowner responsibility. The deductible increased, and the premium decreased. In the event of a significant insurance claim, WMC may have a difficult time finding insurance. The Board is considering shifting the insurance liability to the homeowner. To do this, WMC needs two-thirds of the membership to approve changes to the WMC Declarations of Conditions, Covenants, and Restrictions. Homeowners were asked to check with their insurance agent for assuming the \$5,000 deductible. A well-attended listening session was held with PSA I homeowners. Several good ideas were given. One outcome of the meeting was the Board approving the development of a new WMC website by mid-2018. Bob informed that a Special Board Meeting was held due to a petition received by over fifty (50) percent of the PSA III homeowners, in accordance with WMC Article V. These PSA III homeowners proposed to reduce their 2018 monthly assessment and pay a special assessment. With over fifty (50) percent of the PSA III homeowners in agreement, the Board approved. The ash tree removal will be significant in the coming year. Several tree professionals have been consulted and quotes sought to minimize the tree removal cost. Each PSA is responsible for the tree work in their area and is a shared expense for all homeowners in the common areas around Meadow Lake, the berms and by the Leisure Center. PSA I, II, and III have been impacted the hardest. Removal of the infected ash trees is being dealt with carefully and in a financially, prudent manner. The first priority is to remove those trees which threaten dwellings or roadways. Once the majority of ash trees are removed, professional advice will be sought to replant foliage in the disturbed areas. Each PSA Director is involved with preparing their budget, and confers with the rest of the Board. They labor over the responsibilities of needed maintenance and the related financial burden for the homeowner. Snow removal was reviewed, and homeowners were reminded that WMC does not salt, that they should salt their own sidewalks and driveways.

The five (5) acre parcel at 4403 N. Main St. was purchased by the Village of Wind Point (VWP). Presently, the VWP does not have a land use plan. The Wind Point School was purchased by Newport Development and will be demolished. Condominiums may be developed.

Bob Randleman invited homeowners to the monthly meetings and stated that the next Board meeting will be held on Tuesday, February 20, 2018 at 7:00 p.m.

There being no further business before the membership, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Renee Michna
Secretary for the meeting