

# WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

October 20, 2020

The regular meeting of the WMC Board of Directors was held on Tuesday, October 20, 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 and TJ Orth from Washington Properties were in attendance. Also present were 20 WMC residents.

Minutes from September 15, 2020 were reviewed. Motion to approve the minutes, was made by Jim Kroll and seconded by Margret Fliss. 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 Margaret Fliss and seconded by Jim Kroll to accept the financials as presented. Motion carried. Bob Randleman asked WPI to draft letters to anyone who is 90 days delinquent with HOA dues.

## **Architectural Review Committee** Proposals for the following were reviewed.

- |                         |      |                                 |
|-------------------------|------|---------------------------------|
| 1. 94 Woodfield Ct.     | PSA1 | Remove/replace tree             |
| 2. 3 Beechwood Ct.      | PSA4 | Patio replacement/landscaping   |
| 3. 3 Sandalwood Ct.     | PSA4 | Remove dead trees               |
| 4. 3 Ironwood Ct.       | PSA7 | New patio/walkway and landscape |
| 5. 4253 Lake Meadow Dr. | PSA7 | Planting of trees               |
| 6. 146 W. Parkfield     | PSA8 | Tree and bush plantings         |
| 7. 156 W. Parkfield Ct. | PSA8 | Shrub replacement               |

A motion to accept the ARC proposals was made by Linda Johnson and seconded by Debie Truckey. Motion carried.

## **Old Business**

### Committee Reports:

The Guidelines, Rules and Regulations Committee reported that they have finished working with the LC Committee to incorporate their recommendations. Jim Kroll stated the Committee is just now waiting for the Bylaws Committee to finish up so everything could be put together. Jim Kroll would like WPI to put our Declaration of Articles on our website.

The Leisure Center Committee reported the member survey is ready to go. Kate Maurer thanked resident Don Gloo for his help navigating the use of Survey Monkey. The LC Committee has submitted some budget items for consideration.

By-Laws Committee Chair Bob Randleman reported that he is almost ready to send out the final draft to the Board. Residents will receive a copy in advance of the

annual meeting. Julia Oas requested that members are given an easy to read red-line version with the reasoning for change.

The board reviewed and accepted the Project Managers Task list.

Our current Declaration of Articles prohibit all signs except those relating to real estate. Bob Randleman has asked Julia Oas to review the Declaration referencing Article 3. Section 3.10.

### **New Business**

A preliminary copy of the first draft of the 2021 budget was submitted to each director for review. Leisure Center and Common Area changes are footnoted on the draft. Bob Randleman would like to see approval of the budget at the November Board meeting.

Linda Johnson suggested creating our own resident directory on our website which could then easily be updated as residents move in and out. Julia Oas expressed concern that web crawlers could easily gain access to this information. The Board has no interest in creating a resident directory.

Discussion regarding Reliable Landscaping use of chemicals around areas that should be string trimmed. Joe Maurer stated that the contract with Reliable states these areas should be string trimmed. Carrie Harbach will send a reminder to Reliable.

The Leisure Committee will coordinate a Halloween Decorating Contest. The Board will reimburse Kate Maurer for prize expenses.

### **Public Comments**

Kathleen Gueldenzopf would like to see a little library outside of the Leisure Center. The LC Committee will look into the feasibility of this idea.

Ellen Peters asked for an update on the Board's discussion regarding the use of the Leisure Center. The LC survey that is being sent will help the Board in making decisions.

Ellen Peters asked for an update on PSA Committees. Bob Randleman stated that it is still on his do do list.

Dan Naughton suggested we create a video showing the amenities of the Leisure Center. The Board will plan to do this in early Summer.

Lisa Piche would like consideration given to the addition of wildflowers added to the Prairie open area instead of all tall grasses. Carrie Harbach will talk with Reliable.

Margaret Fliss asked for an update regarding replacing current sodium lights to LED. Joe Maurer stated he will be working with WPI to map out existing lights and come up with a proposal.

Ellen Peters suggested that a task list for Board members be created with the action needed and who it was assigned to with a completion date so that things do not fall through.

Claudia Simonson reminded the Board that as Julia Oas looks at our Declaration of Articles to keep in mind State law regarding flags.

With no further business, the meeting was adjourned at 8:19 pm.

Respectfully submitted,

Linda Johnson, WMC Board Secretary

