

WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

May 19, 2020

The regular meeting of the WMC Board of Directors was held on Tuesday, May 19, 2020 via a Zoom video call due to COVID19 stay at home 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: John Brashaw, Dan Naughton, Debie Truckey, Joe Mauer, Linda Johnson, Joe Fox, Jim Kroll, Maneeka Decker, Sam Duchac and Margaret Fliss. Carrie Harbach and TJ Orth from Washington Properties were in attendance. Also present were 18 residents and Attorney Scott Burns representing Milt Habeck.

Minutes from April 21, 2020 were reviewed. The correction of Sam Duchac in attendance was made. Motion to approve the amended minutes was made by Debie Truckey and seconded by Jim Kroll. Motion carried.

Attorney Scott Burns from the law firm of Halling & Cayo presented seven (7) exhibits relating to the combination of the lots of 131 & 132 Parkfield Ct.

Financial Report

Bob Randleman highlighted the financials of the Corporation. Directors reviewed the Balance Sheet, Budget Comparison Report, General Ledger Report and Delinquency Report. There was a motion made by Debie Truckey and seconded by John Brashaw to accept the financials as presented. Motion carried.

Bob Randleman reported that the Audit has been completed and is being reviewed by WMC Audit Committee. It will be ready to present to the Board at the June meeting. Motion to approve the Financial Report was made by Linda Johnson and seconded by Bob Randleman. Motion carried.

Architectural Review Committee

The following ARC requests were reviewed:

- 103 Woodfield Ct. PSA1, replacement shrubs
- 26 Stonewood Ct. PSA2, remove invasive plants and plant trees
- 21 Stonewood Ct. PSA2, planting spruce trees
- 31 Stonewood Ct. PSA2, tree removal and landscaping changes
- 23 Stonewood Ct. PSA2, removal of invasive plants/shrubs
- 23 Lakewood Dr. PSA3, plant trees
- 26 Lakewood Dr. PSA3, plant trees
- 11 Redwood Ct. PSA4, remove deck, install brick patio
- 14 Redwood Ct. PSA4, replace asphalt drive with concrete
- 2 Cedarwood Ct. PSA4, removal of pine tree
- 3 Cedarwood Ct. PSA4, install 2 split rail sections
- 15 Sandalwood Ct. PSA4, paint house
- 1 Deepwood Dr. PSA5, planting trees and bush

14 Applewood Ct. PSA7, add built-in outdoor grill to patio
156 W. Parkfield Ct. PSA8, plant maple tree
131 & 132 E Parkfield Ct. PSA6, plant trees

ARC requests were approved by voice-vote by the board except for 3 Cedarwood. Discussion regarding the rules and regulations regarding fences and a review of current fences in single family homes. Motion made to approve 3 Cedarwood request. Motion carried 6-5.

Committee Reports

Jim Kroll reported that the Rules and Regulations Committee began work and presented revised contracts for the use of the Leisure Center. With the new formation of the Leisure Center Committee, the contracts will be reviewed by that committee and will come back to the board for final approval.

The Leisure Center Committee report was given by Kate Mauer. The committee is working on contract agreements for both private parties and social events. They are looking at ways to utilize the club house. The committee is not in favor of a charge for social club use but may suggest a refundable deposit. The committee is looking into adding an additional court for pickleball. Kate would like to do a survey of residents and will work with Carrie Harbach to complete.

Old Business

Discussion on the pool usage, dates and hours. The board will wait until we hear from Village Trustee Casey Jones as to what mandates the City of Racine Health Department will impose. Bob Randleman would like to see the pool filled as usual on or about May 29th. The suggestion to keep the pool open longer and open later was again made. Sam Duchac discussed the need for a new pool. Sam suggested that if the pool would not open this summer, a significant amount of money could be saved as a down payment on a new pool. Jim Kroll felt the pool is still operational. Maneeka Decker suggested that questions regarding the pool usage be included in the Leisure Center resident survey.

Sam Duchac presented the proposed construction of a Kayak/Canoe Cubbie to be built behind the pool house. The plan is to house 16 boats with zinc chain locks. To determine resident interest regarding boat cubbie and launch pad, this will be added to the Leisure Center Committee resident survey.

Discussion of the appeal of the gate extension at 87 Woodfield Ct.

A resident inquired if once the revisions of the Rules and Regulations was completed if residents would receive a copy prior to Board approval. Jim Kroll stated revisions will not go to residents before approval.

Linda Johnson asked for an update from the Bylaw Committee regarding the proposed changes submitted at the Annual Meeting. Bob Randleman stated they are still under review by the committee.

Project Manager Report

The Board reviewed Carrie Harbachs' key item task list. John Brashaw from PSA4 indicated the he and the other PSA4 Directors would like Carrie to begin sending out notices to include late fees to those residents who are delinquent on their special assessment fee.

New Business

Per the Bylaws the board is to appoint a PSA Committee. Bob Randleman stated that he needs to review Declaration of Articles to further review.

John Brashaw conveyed a resident concern regarding open fires. Bob Randleman will post the Village rules and address this in the next Newsletter.

Joe Mauer thanked Milt Habeck for the organization of 40 new trees for PSA3.

Quotes for maintenance of the tennis courts were reviewed. Recommendation to wait for a later date to make any decisions.

Dave Hess will begin a plan to plant trees along Campus Drive using money from the WMC Tree Fund established by Dave Hess. Linda Johnson recommended promoting the fund in the Newsletter to encouraging residents to contribute.

A motion to adjourn the regular meeting of the board and resume in closed session was made by Margaret Fliss and seconded by Maneeka Decker.

With no further business to discuss the meeting was adjourned at 9:16 pm

Respectfully submitted,

Linda Johnson, Board Secretary