

**Wind Meadows Corporation (WMC) Board Meeting
April 20, 2021
Minutes**

Roll Call of Board Members:

- PSA I- Debie Truckey present, [Open position]
- PSA II- Jim Kroll, present
- PSA III- Joe Maurer, present
- 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

- I. Call meeting to order - President Linda Johnson called the meeting to order at 7:00 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.
- II. Approval of PSA Director: Julia Oas moved to appoint Dave Peters as Director of PSA I. Joe Maurer seconded. Board members voted confidentiality and the motion did not pass by a 6-4 vote. Joe Maurer voiced his concern that it was not an open vote, and we should have appointed someone, and it is not fair to PSA I. Our Bylaws state that if any board member may call for a private vote.
- III. Approval of the March 2021 WMC Board meeting minutes, with corrections. Jim Kroll moved to accept corrected minutes. Seconded by Bob Randleman. Motion carried.
- IV. Approval of Special April Membership meeting minutes. Debie Truckey moved to accept the meetings. Seconded by Dan Crispin. Motion carried.
- V. Financial Statements/Treasurer's Report: Cary Anastasio presented the Treasurer's report
 - A. Ended the month with a positive net income of \$15, 790 over budget by \$13, 915.
 - B. There were variances from budget:
 - General expenses for ground maintenance and building maintenance was over, but we budgeted it zero October – March and we budget from March -October. We have not started using the budget which is why we are so over budget on net income.
 - Leisure Center was under budget because of decreased use.
 - Administrative expenses over budget \$204, due to professional services for tax preparation and attorney's fees, due to by laws and small charge for fences.

Linda Johnson moved to accept the Treasurer's report. Seconded by Bob Randleman.
Motion carried.

VI. ARC Proposals:

Proposals presented to the Board were recommended for approval by the ARC and the Directors of each PSA. All were approved by the Board. Bob Randleman made a motion to approve the ARC recommendations. Seconded by Debie Truckey. Motion carried.

Old Business:

VII Managers report/Task List:

- A. Carrie included the task list to the board in the meeting packet. She has completed all on the list. Any questions? Linda Johnson added taking down the "ice" signs around the pond.
- B. Following up on painting the bottom of the pool black, Wisconsin laws do not permit it.

VII. Committee Reports:

A. Leisure Center Committee:

Recommendations

- Committee Process: We voted by 7-1 to implement process. All action items will be presented to the LCC by the subcommittees. Approved items will be presented to the board during the monthly meeting. We have four subcommittees: Clubhouse, Pool, Meadow Lake and Grounds, and Tennis Courts.
- Benches: We currently have one bench purchased. We are looking to get three more. Brad and Karla Folkert donated another bench. Cheryl and Tom Brouillard, Joe and Kate Maurer, Gary and Gerry Lipor, and Dan and Pat Crispin all volunteered to donate \$100 each toward new benches. If too much money, buy pads for the benches.
- Trash receptacles: They have been installed and we arranged how to take them down every season. Carrie asked that tennis players to empty small garage to the large. If the large one is full, please pull and place into the dumpster. A new garbage can liners are in a plastic bin labeled garbage bags in the overhang of the back, kitchen entrance to the clubhouse. If everyone can help, it would be appreciated. This information will be place in newsletter in May.

- Patched Courts: Approved patching and will be done this year. The LCC recommend converting one court to two pickleball board courts. The LCC asked that the Board to consider resurfacing the courts next year once we get the estimates. We still want them to continue getting estimates. Washington Properties will get the estimates.
- Pool subcommittee: Recommended that the pool stop the reservation system and return to pre-Covid procedures. Currently the state regulations are 75%. Linda Johnson stated that we need to consider as a board whether no reservation system is not needed and do not really want the lifeguards to regulate. Carrie said the lifeguards get push back from residents when they impose restrictions. The Board opted to play it by ear depending on circumstances. Need to add the \$2 guest fee is for 50 miles or less from the pool. Proposing privacy screens to the Southeast end of the pool and recommend the purchase this year.

Discussion: Jim Kroll questioned the windscreens and the need to have the screens. Cheryl responded that last summer they polled people regarding the cool breezes interfere with lounging. The lifeguards thought it would help keep the pool clean. Memo Fachino questioned whether it would block the view of the meadow. He suggested that maybe we should trim the tree that shades the pool towards the end of the day. Cheryl said it would be blocked, but plenty of area to see depending on where you sit. Memo suggested see through fencing. Cheryl said that they were translucent, not transparent. Carrie added looking into trimming the tree. Debie Truckey suggested polling our neighbors to see how they feel. Linda Johnson noticed that many of the chat comments were against using screens. Jim Kroll said he had no problem contacting his neighbors and take a survey.

Debie Truckey wanted to remind folks that the pool is opened from June 11, 2021 through September 11, 2021 based on the decision of the Board at March meeting.

Linda Johnson made a motion at the LCC recommendation to purchase windscreens for the pool. Seconded by Julia Oas. Motion failed.

B. Guidelines, Rules and Regulations Committee

- The committee has been working on reviewing the Guidelines, Rules and Regulations and are meeting and reconciling and recommend a final copy and present to the board shortly. They have simplified and streamlined. Joe Kroll recommended that we have a special meeting on May 12th to consider the

changes.

- Flag Regulations: Rules and Regulation committee on the bucket list and wanted us to discuss it before putting it into a regulation. Memo Fachino recommended that we remove the restriction on flags only being the American flag. We need to check the declaration and cannot have a rule that violates the declaration. We cannot go against them. If there is nothing there, we could regulate it.
- Solar Tube: Guidance in our Board packet. The ARC has asked to have it added to the Guidelines, Rules and Regulations. Right now, the details go out in a letter. She worries that it may not be binding until it goes into the Rules, Regulations and Guidelines.

VIII. Public Comments:

- A. One Member wants to see the task list added to the agenda, have it available for the public, and reviewed at each meeting. She wants to see the actual task list. This resident has asked whether prairie flower seeds be added to the prairie and common areas around the lake. The members do not have visibility of action items and if they have been completed. Carrie stated that the grounds committee is still considering the seeds due to the possible transition to the consideration of contractor changes. The seeds are being considered by the current contractor as an additional expense. Another member shared that when she raised a question the response was that “we will look into it, and nothing was done.” For example, she had asked for a bike rack, and a bike rack was purchased and installed per Carrie, so this was not a good example. Carrie and the Board have been much more vigilant when it comes to follow up on items asked by the Board and/or residents.

Linda Johnson made a motion to adhere the task list to the public agenda. Seconded by Julia Oas. Motion failed.

- B. One Member raised issue with the secret ballot of the PSA I vote and whether the Bylaws allow it. Page 17, General voting section, says that board members may call for a secret ballot.

New Business:

- A. Pool repainting Quote: Bob Randleman asked if there were competitive bids. Carrie stated that competitive bids were not pursued. We are using the same contractor who has done the work in the past. Debbie Truckey wanted to table the issue but we do not have time to table the issue prior to the pool opening. It was scheduled for last year but delayed due to Covid. Bob Randleman wants to clearly indicate that all bids in the future

must be competitive. Jim Kroll also reiterated that we usually get three bids before awarding a contract but with this type of work, using the contractor with previous knowledge and good workmanship, multiple bids is typically not necessary.

Linda Johnson motioned to approve the quote to paint of the pool. Seconded by Julia Oas
Motion carried.

- B. Tennis Court repair quotes: Bid one and Bid two. Armstrong was agreed to at budget time. There was talk about power washing and having volunteers for power washing. Linda said that \$3000 plus is very high. During Budget considerations, \$6500 was placed in Capital Reserves, but with power washing the budget allotment does not cover this cost completely. Carrie will get power washing quotes and bring back in May. Issue tabled until next month.
- C. Request from Nancy Washburn and Ray Leffler, Developers of the former Wind Point School property: Opportunity to look at letter requesting sewer and water easements on to Lake Meadow. Casey Griffiths, Wind Point Village administrator, stated that there are easements in place to automatically do this. The development would like an easement into Lake Meadow sewer. Julia Oas suggested that we get everything in writing and have evidence of the easements and documents. Bob Randleman raised section 3.8 of the Declarations, which weighs in our ability to do easements. We need to look at every declaration. The section refers to outlots and easements. It looks like we the board may not have the authority to approve easements. Julia Oas recommended that we hire an attorney look at the easement requirements. Joe Maurer wants to put it publicly and directly affects them what is the harm. Joe Maurer says that there is nothing to our advantage for allow this easement. Item tabled until we have further information.
- D. Memo from Jay Hammes for private security from Shield Protective Services. There was a quote for security. Wind Point Police told the resident that had the break in that they do not patrol, from 3 am-9 am. The resident said it took no less than 10 minutes to receive a response. Linda Johnson recommended that we table until we have a meeting with the police on April 26, 2021 at 6:00 pm.
- E. Social events: Linda Johnson will table this agenda item until May.
- F. PSA I: Opting out of pesticides spray: Four treatments; June, July, August, and September of 2021. Debie Truckey explain that PSA I directors got a quote, and the majority residents of PSA I we in favor. The quote was dependent on 48 out of 68 residents replied. 43 yes, and 5 no votes. Julia Oas asked how much of a price difference would be if some opted out of the spraying. Carrie said that we did not want an opt out because the ants would gravitate to those homes with no spraying done. Carrie said it is difficult for contractors to walk the back and front of buildings and eliminate specific units. Carrie explained that if we give the option to opt out, it sets a precedence. She urged that we act. Debie Truckey shared then when her neighbors used Wil-Kil the ants went to Debie's

house. She hired someone to take care of it. Carrie stated that if opting out was considered by the director then she and the director will find a solution for those units.

A member voiced objection to use of the pesticides as part of Wind Meadows Corporation and suggested that individual residents hire private treatment, so not to force everyone to accept the pesticide treatment. Jim Kroll said that members moved into a HOA community and when part of a HOA, when the Board of Directors make decisions, and if approved, individuals do not always get what they want, it is part of living in a controlled community.

A member raised the issue that he had cancer and did not want the treatment due to his health concerns. He urged that the PSA I members be able to opt out. Joe Maurer said due to his past, he will never support requiring members to be forced to agree to spraying if they do not want it.

A member said that she does not think the woodpecker population will be impacted by the elimination of the ants. It is the mulch that attracts the ants. One Member articulated that the residual effect of the pesticide will pollute the lake water with little impact on the ant populations.

Carrie said she can ask a contractor to see if they can treat areas and avoiding those areas from the two people opting out. Debie Truckey was concerned that we are changing the contract for a few objectors when the vast majority agreed to the spraying and that if do not do a complete spray, the spraying will be ineffective. Memo Fachino does not feel comfortable forcing others to accept the pesticide. He wonders if we ask how effective and whether the contractor cannot spray those houses of homeowners who have requested to opt out. He feels very conflicted about the issue. Linda Johnson also voiced that she is not in favor of forcing spraying chemicals and she is conflicted as well.

Joe Maurer suggested this controversy results from a lack of PSA I director. He made a motion that it be a roll call vote on Dave Peter's. Linda Johnson said that it was not in order, so motion was not considered.

Linda Johnson suggested that Debie Truckey reissue the survey. Debie was not in favor of repeating the survey as the results spoke for themselves. A member said based on the Facebook comments alone, there might be six people who are not in favor of the spraying. Linda Johnson said even if there are six members objecting to the spraying the majority of the members voted in favor of the spraying. The member said that there was not full information disseminated prior to the survey. The information she spoke of was in the body of the letter. She recommended that the information we have received in our packet be given that information to all PSA I members and an additional vote be done. One member said she would not pay the assessment for chemicals, another member who wants to opt out, said he would pay for the chemicals.

Linda Johnson asked that Carrie go back to the contractor and ask about opting out those individuals who have “no chemical” stickers on their units, and the impact on the price. She would like to table the issue until May.

Dan Crispin moved to adjourn at 9:16 pm.

Respectfully submitted,

Julia A. Oas
Wind Meadows Corporation Secretary.