

WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

December 15, 2020

The regular meeting of the WMC Board of Directors was held on Tuesday, December 15, 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, Julia Oas and Katie White. TJ Orth from Washington Properties was in attendance. Also present were 37 WMC residents.

Minutes from November 17th, 2020 were reviewed. Motion to approve the minutes, was made by Debie Truckey and seconded by Jim Kroll. 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. There was a motion made by Linda Johnson and seconded by Debie Truckey to accept the financials as presented. Motion carried.

Architectural Review Committee Proposal for the following request was reviewed.

1. 9 Greenwood Ct. PSA4 Plant Birch Tree

A motion was made by Joe Fox and seconded by Dan Naughton. Motion carried.

Old Business

Committee Reports

Guidelines Rules and Regulations is waiting for the approval of the Bylaws before presenting their recommended changes.

Bylaws Committee - Julia Oas was concerned that the new version eliminated areas without reason and had additional concerns. Julia will join the Bylaw committee. A final red-lined version of the bylaws will be given to the Directors for approval at the January Board meeting.

Leisure Center Committee - Holiday decorating contest is underway. Ellen Peters asked if any decisions have been made regarding the use of the Leisure Center. Bob Randleman stated he would have an answer on this subject in January.

Transfer Fee proposal discussed with a motion made by Bob Randleman to adopt a real estate transfer fee to be presented for member approval in the amount of \$400 upon the sale of properties in Wind Meadows and to be placed into the Leisure Center capital account, seconded by Julia Oas. Motion carried.

Lighting conversion proposal was discussed. Two bids were reviewed. A motion to accept the bid received from JLT Electric with the modification to increase to a 200w using a soft white bulb was made by Jim Kroll with a friendly amendment to allow the bid not to exceed \$2,000 by Linda Johnson, and seconded by Joe Fox. Motion carried. Linda Johnson will followup with JLT Electric and give her both Joe Maurer's and Carrie Harbach's contact information

Directors were given the 2020 pool and clubhouse usage reports for review.

New Business

The board thanked Dan Naughton, Joe Fox and Margaret Fliss, all who will be leaving, for their past service on the board and welcomes to the 2021 board: Memo Fachino (PSA4), Cary Anastasio (PSA6) and Dan Crispin (PSA5)

The January Board of Directors meeting will be held on January 12, 2021 at which time we will elect the Officers for the board.

The January Annual meeting will be held January 19, 2021. The agenda for the meeting was given to the directors.

Public Comment

Ellen Peters thanked all the directors for their hard work throughout the year.

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

Respectfully submitted,

Linda Johnson
WMC Board Secretary