

WIND MEADOWS CORPORATION BOARD OF DIRECTORS MEETING MINUTES

July 21, 2020

The regular meeting of the WMC Board of Directors was held on Tuesday, July 21, 2020 via a Zoom video call due to COVID19 safe distancing 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: Dan Naughton, Debie Truckey, Joe Mauer, Linda Johnson, Jim Kroll, Maneeka Decker, and Sam Duchac. Excused were Joe Fox, John Brashaw and Margaret Fliss. Carrie Harbach and TJ Orth from Washington Properties were in attendance. Also present were 21 WMC residents.

Minutes from June 16, 2020 were reviewed. Motion to approve the amended minutes, changing an ARC request from 96 Woodfield to 95 Woodfield Ct., was made by Jim Kroll and seconded by Debie Truckey. 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. All areas remain favorable to the budget. There was a motion made by Linda Johnson and seconded by Sam Duchac to accept the financials as presented. Motion carried. The audit recommendations have been corrected. A motion to approve the audit report was made by Jim Kroll and seconded by Linda Johnson. Motion passed.

Update on 9 Sprucewood Ct. Bob stated that documents were received from the homeowner which have been forwarded to our attorney for the proper action. Bob does not anticipate the corporation will have any net attorney fees.

Delinquent members: there are no members at 90 days. PSA 4 has only one resident who is not paying the special assessment fee. Delinquent members are not allowed to use the facilities. A letter will go out to any delinquent member and they will be blocked from the pool and tennis reservation system until payment is made in full.

Public Comments. Bob opened the floor to resident comments.

Ellen Peters questioned where the Board was on the request from the Annual Meeting to move that meeting to Summer so that more residents could attend. Bob stated that this decision has been affected by COVID and he is not inclined to schedule a virtual meeting of the members at this time.

John Polodna is appreciative of the forum of Zoom meetings. John also encourages residents to attend the Village meetings. If the direction of a new pool is discussed, John would like consideration of an indoor pool. The WMC garden club continues to conceptualize ideas and will resume meeting in the Spring.

Elaine Parker questioned if the Board could attach a proxy vote to the annual meeting notification. Bob will follow up on this matter.

Architectural Review Committee (ARC). The Board reviewed the following requests

1. 40 Parkwood Ct. PSA 2, tree removal
2. 10 Redwood Ct. PSA 4, new roof
3. 7 Birchwood Ct. PSA 4, pocket windows and painting
4. 131. E. Parkfield Ct. PSA 6, plant tree at 74 E. Parkfield & flower area
5. 9 Ironwood Ct. PSA 7, new walkway, back patio, landscaping
6. 4 Ironwood Ct. PSA 7, new front door
7. 4253 Lake Meadow Dr. PSA 7, install basketball hoop
8. 141 W. Parkfield Ct. PSA 8, stump removal and planting
9. 142 W. Parkfield Ct. PSA 8, backyard plantings
10. 147 W. Parkfield Ct. PSA 8, plantings

A motion to approve all requests, except for the annual flower circle, was made by Debie Truckey and seconded by Dan Naughton. Motion passed.

Old Business

Committee Reports:

Guidelines, Rules and Regulations Committee is ready to present a red-lined version of the document for discussion.

Leisure Center Committee - The committee structured a survey to residents to get direction when thinking about the amenities of WMC. The survey will be sent to board members for their opinion. Discussion of the guest policy during COVID was voted on by the committee to keep the current policy in place. The hours will change to accommodate those who work during the day. Linda Johnson asked that the Board reconsider the guest policy to allow HOA paying residents to use the pool. Maneeka Decker made a motion to keep the current guest policy in place and was seconded by Jim Kroll. Motion passed 6-2. Linda Johnson asked for the Board to reconsider placing pool furniture out. TJ Orth stated that the lifeguards could disinfect pool chairs. Bob suggested that this goes back to the Leisure Center Committee for their opinion.

Bylaws Committee - Bob Randleman informed the Board that he has not had a chance to get together with Claudia Simonson. Since this needs to be discussed at a meeting of the members, and it is not his intention to have a virtual meeting, there has not been urgency to finalize the red-lined bylaws.

Redwood Path Update. Minor repair of the path could cause more problems. SRI has not been paid and they are not returning to finish the job. A resolution to pay SRI the \$2,000 due and resume the scheduled \$1,500 work was made.

131/132 E. Parkfield Ct. update. The Village has communicated that they are approving the combination of the properties. Our attorney will ensure that the deed will be revised indicating that two HOA dues are still required and is binding on any future owner. A motion was made by Bob Randleman to approve the combining of the units as long as our attorney gives the approval. This motion was seconded by Debie Truckey. Motion passed 7-1.

There are eleven dead trees on the Main Street berm that need to be removed. A motion was made by Jim Kroll and seconded by Linda Johnson to spend up to \$6,000 to remove the identified trees. Motion passed.

Jim Kroll discussed defining condo common area out lots. Jim would like the Board to think about each PSA to put in proportionally equal amounts of money for common maintenance.

Project Manager Report: Carrie Harbach provided her monthly task list.

General correspondence from residents were reviewed. It was the recommendation that the Leisure Center Committee works with the tennis community when considering any changes.

The meeting was adjourned at 8:46 pm.

Respectfully submitted,

Linda Johnson
Board Secretary