

WIND MEADOWS CORPORATION ANNUAL REPORT YEAR 2018

The Wind Meadows Corporation (WMC) was created in 1975 as a non-profit Homeowners Association to own and maintain the Open Spaces in the Wind Meadows (WM) area; to own, maintain and operate the Leisure Center and its facilities; to exert architectural control over all buildings, sites, and land within WM; and to establish and administer the budgetary, financial, operational procedures and functions required to carry out and pay for services rendered to residents. The WMC is divided into financially separate Parcel Service Areas (PSA) for representation on the Board of Directors and for delivery of specified services. All WM residents share in the rights, privileges, and obligations of ownership in a community intentionally structured to build and sustain excellence in environment, economic stability and aesthetic values.

It is the ongoing goal of the WMC Board to ensure that all residents continue to experience a superior living environment.

The major projects that were completed in 2018 include:

- WMC Website: www.windmeadows.org,
- Removed the brick pillars at the Bayfield Ct. entrance,
- PSA I – started replacing needed chimney chase and caps,
- PSA II - replacement of all 29 garage doors,
- PSA II – crack filled and seal coated Stonewood and Parkwood Courts,
- PSA VI – replaced 2 outside sump pumps for 2 Village Home Buildings,
- PSA VIII – painted trim and fascia on all 16 buildings,
- A large amount of carpentry work was completed in PSA I, II, III and VI.

During 2018 WMC had 375 trees (mostly ash) removed in total, which includes the LC and most of the PSA's. The Emerald Ash Borer (EAB) has infected most of the ash trees in WMC, including many ash trees that were treated. Dying ash trees will continue to be removed throughout 2019. A big "Thank you" to some WMC residents for their generosity in adding new trees to WMC.

It is now nine years since Board volunteers have been shooting noisemakers, at random times and places during the day, around Meadow Lake to relocate the geese out of Wind Meadows. This method has worked well in reducing the number of geese and as a result, the actual shooting has become very minimal compared to previous years.

Leisure Center:

The 2018 pool usage had 4,461 recorded visits, which includes the adult aquacise class and the visits during the two-week extension at the end of the pool season. WMC members and their guests enjoyed 60 scheduled parties at the Leisure Center. The pool was painted and large cracks in the tennis courts were repaired.

Committees:

Leisure Center Committee: Thanks to the Committee, several updates were made to the upstairs party room that included replacing the carpeting with floor tile, new blinds, new stainless steel stove and hood, patching and painting the walls, updating the lighting with nine sconces, ceiling lights and adding two ceiling fans, and replacing the kitchen and bar counter tops.

Insurance: Compass Insurance has been the WMC insurance agency since May 1, 2017. The insurance carrier is Liberty Mutual Insurance. The insurance policy covers liability and property damages for the Leisure Center as well as for all Patio, Manor, Village and Prairie Meadows Homes. Coverage includes damage to the exterior of all buildings as well as to interior fixtures, walls cabinets, flooring. This policy has \$5,000 deductible for which the homeowner is responsible. NOT COVERED is any personal property in the buildings such as furniture, clothing, jewelry, automobiles, etc.

Architectural: The WMC Architectural Review Committee (ARC) received 43 requests for exterior changes to homes and/or landscaping, of which 40 were approved. This indicates that our homeowners are updating their yards and homes to keep Wind Meadows an exceptional community. ARC Chairperson, Gerry Lipor, along with the ARC members, follow the WMC Guidelines, Rules and Regulations to process homeowner ARC requests and ensure fair and equitable treatment. The ARC serves an important control function that provides protection of WMC property values. It is not an easy task, and requires considerable time by our ARC volunteers.

Other Information: To receive our monthly Newsletter via e-mail or if your email address has been changed, please contact the WMC office at (262) 639-8974 or windmeadows@outlook.com with your e-mail address. You will receive the Newsletter via e-mail and your address will not be shared. If a serious or unusual situation occurs within WMC or your PSA, your e-mail address could be used to notify you. All e-mails are sent bcc.

Once again, a special “**THANK YOU**” to Dave Hess and others who have been aggressively pulling garlic mustard all around Wind Meadows for several years. This is a very invasive plant and would increase the yearly costs to all our owners if we did not have these special people providing this volunteer service

The second Annual WMC Picnic was held in September and the first Annual Chili Cook-off was held in November. Both events were a success and all that attended enjoyed the camaraderie.

Bob Randleman, President
WIND MEADOWS CORPORATION

2018 Directors:

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John Brashaw	Audit Review
Jim Kroll	Insurance

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