

WIND MEADOWS CORPORATION

JANUARY 17, 2017 ANNUAL MEETING MINUTES

The Annual Membership Meeting of the Wind Meadows Corporation (WMC) was held on Tuesday, January 17, 2017 at 7:00 p.m. in the upper level of the WMC Leisure Center, 101 Bayfield Dr., pursuant to the notice mailed to each homeowner in Wind Meadows in accordance with the Bylaws of the Corporation.

President Bob Randleman called the meeting to order at 7:00 p.m. Directors present were: Bob Randleman, Jim Kroll, Brenda Trumbauer, John Brashaw, Dan Naughton, John Mielke, Joe Fox, Anne Stoltenberg, Bob Smith and Linda Johnson. Also present were Renee Michna of Washington Properties, Inc. and fourteen members. All WMC members combined, twenty-three voting units were represented.

The President introduced himself, welcomed the members and asked the WMC Board of Directors to introduce themselves. He thanked Jim Kroll for serving the past six years as the WMC President and continuing to serve this year as the WMC Vice President.

The January 26, 2016 Annual Membership Meeting Minutes were reviewed. A motion was made by John Brashaw and seconded by Anne Stoltenberg to approve the January 26, 2016 Annual Membership Meeting Minutes. Motion carried.

Audit Review Chairman, John Brashaw, highlighted the 2016 Profit and Loss Statement and Balance of Accounts. The gross income was \$662,282, the operating expense was \$585,466, the special assessment expense was \$54,514 and the capital expense was \$49,754. The net cash flow loss was \$27,452 and the capital reserve loss was \$29,869. The combined year-end account balance for all locations is \$405,621.

Bob Randleman reviewed the WMC Annual Report covering the 2016 activities and accomplishments. The entire walk/bike path was resurfaced and one hundred (100) feet of the eroded lake bank was repaired. Jim Kroll worked with the Village of Wind Point, S.C. Johnson and Prairie School, each of which contributed to the total path renovation cost. Bob thanked Jim for achieving this major task. WMC is in the third year of the five year contract with Reliable Property Services for grounds maintenance and snow removal services. This year includes a two percent increase. Several dead and dying ash trees infected by the Emerald Ash Borer (EAB) were removed. Several more infected trees will need removal in 2017. The pool attendance was at a record high with 6,420 visits, this was mainly due to the unusually hot summer and extending the pool season one week. A sixty (60) inch smart television with a sound bar was purchased and installed in the Leisure Center party room thanks to Joe Fox. Four (4) security cameras were installed around the exterior of the Leisure Center for improved security. The 2016 State Farm liability insurance cost increased twenty-seven (27) percent. The 2017 State Farm Insurance deductible increased from \$2,500 for 2016 to \$20,000. WMC is seeking competitive quotes with a lower deductible from other companies. A large amount of exterior maintenance work was completed. The twenty-nine (29) Patio Homes in PSA II were painted.

Comments from the Floor

The President opened the floor to the Membership. Several subjects were discussed, such as: emails, newsletters, the 2017 budget, insurance and maintenance. One member thanked the Board for listening to the homeowner's requests to open the pool one hour earlier the second half of the season and extending the pool season one week. Jim Kroll addressed a question regarding the five (5) acre parcel for sale at 4403 N. Main St. In 2015, the Board declined allowing Ray Leffler of Newport Builders to build one or more driveway entrance(s) across the WMC Deepwood Dr. property and annexing the proposed five acre development south of Deepwood Dr. into WMC. Ray Leffler has recently requested a meeting with the Board to present a different option. Presently, no action has been taken.

There being no further business before the membership, the meeting was adjourned at 7:44 p.m.