

**WIND MEADOWS CORPORATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Monday, September 16, 2024 – 6:30 P.M.**

**I. Call Meeting to Order, President**

President Claudia Simonson called the meeting to order at 6:31 pm.

**II. Roll Call, Secretary**

The following directors were in attendance, in person or via Zoom, Claudia Simonson, Mike Palazzola, Memo Fachino, Carmen Gaspero, Meg Richardson, Dan Crispin, Cary Anastasio, Katie White, Bob Randleman, and Marci Boucher. Don Allen was excused. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows, was also present via Zoom.

**III. Discuss and motion for the August Board Meeting Minutes**

The regular Board of Directors meeting minutes from August 2024 were reviewed. Two changes were proposed: (1) in the header, changing “Agenda” to “Minutes”; and at Section VIII.A.2., changing “changes” to “change”. Mike Palazzola made a motion to accept the minutes as amended, seconded by Dan Crispin. The motion carried without dissent.

**IV. Discuss and motion for the August 2024 Financial Statements**

The financial statements for August 2024 were presented and reviewed. Cary Anastasio shared his financial report. \$29,000 should have been a capital expense rather than an operating tennis court repair. Carrie will request that change. Mike Palazzola made a motion to accept the financial statements as amended, seconded by Carmen Gaspero. The motion carried without dissent.

**V. ARC Proposals**

- |                        |                      |
|------------------------|----------------------|
| A. 4423 Lake Meadow Dr | PSA 7                |
| B. 15 Greenwood Ct     | PSA 4                |
| C. 38 Stonewood Ct     | PSA 2                |
| D. 4253 Lake Meadow    | PSA 7 (approved 9/3) |
| E. 1 Deepwood Dr C-1   | PSA 5 (approved 9/3) |
| F. 3 Cherrywood Ct     | PSA 4 (approved 9/5) |
| G. 9 Ironwood Ct       | PSA 7 (approved 9/5) |

The ARC recommended approval for the change applications listed above. A motion was made by Marci Boucher and seconded by Mike Palazzola to approve all change applications. The motion carried without dissent.

**VI. Committee Reports**

**A. Leisure Center Committee (LCC)**

No report from the LCC.

**VII. Motion to open the floor to the members.**

Carmen Gaspero made the motion to open the floor and Cary Anastasio seconded it, the motion carried without dissent.

No comments were made.

## **VIII. Motion to close the floor**

A motion to close the floor to members was made by Dan Crispin and seconded by Mike Palazola, motion was carried without dissent.

## **IX. Old Business**

### **A. Follow up on resident comments from the August 2024 Meeting.**

1. There was one comment made by a member residing on Deepwood Drive regarding the Leisure Center Committee's proposed edit to the Tennis and Pickle Ball (PB) Courts Guidelines Rules and Regulations (GRRs). She noted that both sports share the courts, which is true of 35% of courts in the area. She described how PB fosters socializing and banter, that PB has a louder ball, that there are more PB players in a smaller space than on the tennis courts. More PB players equal more guest fees. In her experience, however, PB players play music at a respectable level, and neither PB nor tennis players should be penalized. Later in the August board meeting, the Board voted not to adopt the change to the GRRs.
2. There was no written correspondence to the Board.

**B. Tennis and Pickleball Courts Benches update.** The benches have arrived and WPI has put in a work order for installation.

**C. LC Door Replacement quote, ADA-compliant.** The Board reviewed a quote with more information including ADA compliance for the main level LC French door. A motion was made to accept this bid and replace the door by Mike Palazzola and seconded by Carmen Gaspero. The motion carried with nine in favor and Mike abstaining.

**D. Roadway Research-legal description,** Claudia Simonson gave an update on request for a review of WMC PSAs and roads from attorney Bob Henzl's office. Claudia spoke with Village DPW Supervisor who confirmed that WMC can put snow the on the gravel shoulder just as the Brightview contract states. The Board discussed next steps for the requested work from Henzl's office and agreed to give a deadline of October 16. Then the board will seek new attorney to do survey map.

### **E. Other Old Business**

The ADA construction committee had their first meeting and will be developing a plan for moving forward.

## **X. New Business**

**A. New Pool Chairs and Umbrellas.** The Board discussed the replacement of pool lounge chairs (34) and matching social chairs (10), along with three umbrellas, not to exceed \$7,000. They would be paid out of the pool supplies line, half 2024 and half 2025. WPI would cover the 2025 portion now and WMC would pay WPI back in 2025. A motion to approve the purchase was made by Bob Randleman and seconded by Dan Crispin. The motion carried with nine in favor and one opposed (Cary Anastasio).

**B. Water Management Services Quality Testing.** Carrie Amos shared that WMC has had Meadow Lake tested for algae and may want to consider budgeting for testing in 2025. The board agreed we should add \$1,000 to the budget next year.

**C. Other New Business.**

1. Mike Palazzola noted that PSA 3 will need a special assessment for painting which will be discussed in October or November.
2. No other New Business was brought to the floor.

**XI. Correspondence to Review**

There was no written correspondence to the Board to be discussed at the October Board meeting.

**XII. Motion to Adjourn.** A motion was made to adjourn by Dan Crispin at 7:42.