

**WIND MEADOWS CORPORATION  
BOARD OF DIRECTORS MEETING AGENDA  
Monday, July 15, 2024 – 6:30 P.M.**

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

President Claudia Simonson called the meeting to order at 6:30 pm.

**II. Roll Call, Secretary**

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

**III. June Board Meeting Minutes**

The regular Board of Directors meeting minutes from June 2024 were reviewed. Bob Randleman made a motion to accept the minutes, seconded by Dan Crispin. The motion carried without dissent.

**IV. June 2024 Financial Statement Reports**

The financial statements for June 2024 were presented and reviewed. Cary Anastasio shared his financial report. Dan Crispin made a motion to accept the financial statements, seconded by Carmen Gaspero. The motion carried without dissent.

**V. ARC Proposals**

- |                             |                   |
|-----------------------------|-------------------|
| A. 2 Shorewood Ct.          | PSA 4             |
| B. 7 Greenwood Ct.          | PSA 4             |
| C. 15 Greenwood Ct.         | PSA 4             |
| D. 45 E. Campus Ct.         | PSA 3             |
| E. 131-132 E. Parkfield Ct. | PSA 6 Common Area |
| F. 5 Maplewood Ct.          | PSA 4             |
| G. 9 Cedarwood Ct.          | PSA 4             |
| H. 14 Lakefield Ct.         | PSA 1             |

The ARC recommended approval for the change applications listed above. A motion was made by Dan Crispin and seconded by Bob Randleman to approve all change applications. The motion carried without dissent.

**VI. Committee Reports**

- A. **Leisure Center Committee (LCC).** No Report was presented.
- B. **Pathway Committee.** Update. Jim Kroll gave an update. Jim and Cary Anastasio met with the Village of Wind Point committee. Jim reported that the Village intends to terminate the easement with SCJ. The Village wants to enter

into an agreement with SCJ, WMC and Prairie School to share the costs for maintenance of the path, with the Village doing the maintenance work including snow removal. SCJ has already contributed a replacement tractor to the Village. Carrie Amos will contact our insurance agent regarding WMC's liability if somebody is hurt on the path. Mike Palazzola recommended WMC set up an accrual account to prepare for the costs of resurfacing the pathway in 10-15 years.

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

Memo Fachino motioned to open the floor to members; Mike Palazzola seconded. The motion carried without dissent. No resident comments were heard.

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

Memo Fachino motioned to close the floor; Bob Randleman seconded. The motion carried without dissent.

#### **IX. Old Business**

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

1. One comment from a resident who was not in favor of a special assessment for roofing for PSA VI. The board discussed the special assessment and voted unanimously to approve a special assessment.
2. There was no written correspondence to the Board.
3. There was one piece of written correspondence to a PSA IV director regarding the PSA VI special assessment; the PSA IV director confirmed that the special assessment only affected PSA VI.

**B. ADA Assessment Report.** Claudia Simonson discussed the ADA survey that was prepared and posted to the WMC website and provided to directors in June. She provided the directors with a spreadsheet of the barriers and recommendations from the survey and the projects that would be required. The directors discussed the projects and that they would need to be addressed in the budget over several years. The directors also discussed the need for an ADA construction committee, its size and composition, and how to solicit interest in the committee. Carrie Amos will prepare a draft email solicitation and share with the directors, then will send it to the membership along with the ADA survey and the spreadsheet of projects.

**C. Domain Name Ownership.** Mike Palazzola gave a report on domain names that include "Wind Meadows" or "WMC" and suggested WMC not purchase additional domain names. The board agreed.

**D. Legal Descriptions.** Claudia reported that the last communication between Attorney Henzl and WMC was on 6/3/24 regarding the legal descriptions for the PSAs and roads in Wind Meadows. Carrie Amos will follow up with the attorney.

**X. New Business**

A. **Door Replacement quote, LC Deck.** A door in the Leisure Center is leaking and going into the lower level. Carrie Amos is looking into quotes to get it repaired or replaced. Carrie presented an initial quote from Hardy and Jensen.

B. **Other New Business.**

1. Tennis/Pickleball Court Benches. Mike Palazzola and Don Allen discussed the need for two additional benches for the pickleball courts. Carrie Amos will investigate availability under the LCC budget lines and bench prices, and will share the information with Linda Johnson, LCC Chair.

**XI. Correspondence to Review.**

There was one piece of written correspondence to the Board which will be discussed during the August Board meeting.

**XII. Motion to Adjourn.**

Adjourned at 7:40 p.m.