

**WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING AGENDA
Monday, November 18, 2024 – 6:30 P.M.**

- I. Call Meeting to Order, President**
- II. Roll Call, Secretary**
- III. Discuss and motion for the October 2024 Board Meeting Minutes**
- IV. Discuss and motion for the October 2024 Financial Statements**
- V. ARC Proposals**
 - A. 6 Shorewood Ct PSA 4 (completed work)
 - B. 15 Applewood Ct PSA 4 (completed work)
 - C. 152 W Parkfield Ct PSA 8 (approved 11/5/24)
 - D. 131/132 E Parkfield Ct PSA 6
 - E. 5 Maplewood Ct PSA 4
 - F. 15 Applewood Ct PSA 4
- VI. Committee Reports**
 - A. Election Committee, present for approval
 - B. Pathway Committee, update
- VII. Motion to open the floor to the members.**

At this time, individuals can speak on any topic on the agenda for up to three minutes.
Action cannot be taken on items during the meeting except as a possible referral to committees, staff, or a future Board agenda item.
- VIII. Motion to close the floor to the members**
- IX. Old Business**
 - A. Follow up on residents' comments from the October 2024 Meeting
 - B. 2025 Final Cover Letter for 2025 budget, approval of PSA monthly dues
 - C. Delinquency Process, follow up
 - D. Audit Service quotes, Kerber Rose and Gordon Maier
 - E. Articles of Incorporation, Claudia
 - F. Other Old Business
- X. New Business**
 - A. 2025 Special Assessment PSA II, Capital Reserve, Claudia
 - B. Drafted Bylaw change, present at annual meeting
 - C. Consider drafted Harassment Policy, if Bylaw change is approved at the annual meeting, WPI statement
 - D. PSA III Declaration Change-Roofs, Mike
 - E. Kaman & Cusimano, LLC Community Protection Program, consider program

- F. Request for December Zoom BOD meeting (approve minutes, financials, welcome new BOD and thank previous BOD members, create a slate of officers for Annual meeting for BOD approval, approve year-end reports)
- G. Other New Business

XI. Correspondence to Review

- A. Graham Insurance

XII. Motion to Adjourn