

**WIND MEADOWS CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
Monday, October 21, 2024 – 6:30 P.M.**

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

President Claudia Simonson called the meeting to order at 6:32 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, Don Allen, Bob Randleman, and Marci Boucher. Katie White was excused. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows, was also present via Zoom.

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

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

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

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

**V. ARC Proposals**

- A. 26 Lakewood Dr. PSA 3 (preapproved 9/24)
- B. 34 Lakewood Dr. PSA 3 (preapproved 10/2)
- C. 25 Lakewood Dr. PSA 3 (preapproved 10/14)
- D. 150 W Parkfield Ct PSA 8 (preapproved 10/14)
- E. 4 Ironwood Ct PSA 7 (preapproved 10/14)
- F. 43 E Campus Ct PSA 3

The ARC recommended approval of the change applications listed above. A motion was made by Dan Crispin and seconded by Marci Boucher to approve all change applications. The motion carried without dissent. In addition, ARC Chair Anne Stoltenburg noted that a few homeowners have made changes to their home without ARC approval. Carrie Amos will send them a letter of the violation consistent with the Bylaws.

**VI. Committee Reports**

- A. **Pathway Committee.** Cary Anastasio reported on the pathway. The Village Administrator would like an easement from WMC. WMC would need WMC added as additional insured on the Village policy. Bob Randleman suggested the Village draft an easement for WMC's review. Carmen Gaspero agreed to take that back to the Village.
- B. **ADA Committee.** The ADA Committee provided the Board with a written report and Carole Richard presented a summary of the report including that

the ADA be considered as a budget item for future years. Carrie Amos also reported on the planned sealcoating project for the Leisure Center parking lot in 2025 which will include the planned accessible parking spaces. She said she was getting quotes for ramps from the parking lot to the pool deck and from the parking lot to the tennis courts for concrete work and that capital reserves will be available for that concrete work. The quotes would be brought to the Board.

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

Memo Fachino made the motion to open the floor and Carmen Gaspero seconded it. The motion carried without dissent. There were two comments:

1. A resident of Sandalwood Court who commented that she preferred that all Board members be visible on the zoom camera.
2. A resident of Parkwood Court noted that Wind Meadows is approaching 50 years in existence and asked the board to consider changing the color of front doors in the Patio Homes from red to upgrade the look.

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

A motion to close the floor to comments from members was made by Carmen Gaspero and seconded by Dan Crispin. The motion carried without dissent.

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

- A. **Follow up on resident comments.** No resident comments were made in the September 2024 Meeting. There was no written correspondence to the Board.
- B. **Pool lounge chair update.** Carrie Amos has purchased 10 chairs, 34 lounge chairs, 17 small pool side chair tables. Carrie purchased the Grey chairs because they were on sale. She has not yet bought the umbrellas because they were not on sale.
- C. **Legal Descriptions, Roadway Survey of PSA III.** Carrie Amos has been in communication with Dan Peterson from Attorney Henzl's office and Mark Madsen, the surveyor, about a survey of PSA III. She is waiting for the survey.
- D. **Other Old Business.** There was no other old business brought to the floor.

#### **X. New Business**

- A. **2025 Special Assessment for PSA III Painting.** Mike Palazzola presented a special assessment for painting in PSA II to be collected over two years. The first assessment will be for \$2,500 in May 2025, and the second assessment will be for \$2,500 in May 2026. Mike Palazzola made a motion to approve the special assessment as presented, which was seconded by Bob Randleman. The motion carried without dissent.
- B. **Drafted Bylaws Change.** Claudia Simonson presented proposed Bylaws changes related to Certificates of Insurance being required by residents of PSAs I, II, III, V, VI, and VIII. The Board's approval would have been required prior to voting on those changes by the membership in the Annual Meeting. The Board discussed. Memo Fachino made a motion to reject the Bylaws changes as proposed. Marci Boucher seconded. The motion carried with

eight in favor, Bob Randleman opposed and Claudia Simonson abstaining. The motion carried.

- C. **WPI Management Contract Renewal.** Claudia Simonson discussed the changes to the contract from last year's contract. The Board discussed. Bob Randleman made a motion to accept the contract as presented, and it was seconded by Marci Boucher. The motion carried without dissent.
- D. **2025 Admin and LC/CA Budget.** Claudia Simonson and Carrie Amos presented the changes to the budget from last year's. The Board discussed. Bob Randleman made a motion to accept the budgets as presented. The motion was seconded by Dan Crispin. The motion carried without dissent.
- E. **Drafted Cover Letter for 2025 Budget.** The drafted cover letter for the 2025 budget to all members was discussed. A motion was made by Dan Crispin to accept the cover letter as presented. The motion was seconded by Memo Fachino. The motion carried without dissent.
- F. **Other New Business.**
  - a. Memo Fachino discussed a project in PSA IV to contract for goats to eat the invasive weeds. The project turned out great, without the heavy machinery destroying the property and costing less money.
  - b. There was no other New Business brought to the floor.

#### **XI. Correspondence to Review**

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

**XII. Closed Executive Session.** Memo Fachino made a motion to go into closed session and Bob Randleman seconded. The motion carried without dissent. The Board went into closed session at 8:11 p.m.

**XIII. Return to Open Session.** The Board returned to open session at 8:25 p.m.

#### **XII. Motion to Adjourn**

A motion was made to adjourn by Carmen Gaspero at 8:25 p.m.