

WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, June 16, 2025 – 6:30 P.M.

I. Call Meeting to Order, President

President Marci Boucher called the meeting to order at 6:30pm

II. Roll Call, Secretary

The following directors were in attendance, in person or via

Zoom: Marci Boucher, Don Allen, Mike Palazzola, Selena Muro, Meg Richardson, Cary Anastasio, Claudia Simonson, Cory Washkevich, and Bob Randleman. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

Carmen Gaspero, Bob Randleman, and Dan Crispin were excused.

III. Review and motion for the May 2025 Board Meeting Minutes

Mike Palazzola made a motion to accept the May Board Meeting minutes. Don Allen seconded the motion, which passed without dissent.

IV. Review and motion for the May 2025 Financial Statements

Mike Palazzola presented the May 2025 financials. Discussion points:

- 7k unscheduled tree maintenance so far. More invoices will be paid for storm clean-up in June
- Pool repairs as well as painting of pool increased start up costs
- \$1400 was spent on the anniversary party
- Our taxes will likely increase due to the Village upcoming costs

Don Allen motioned to accept May's financials, Selena Muro seconded the motion, which carried without dissent.

A. Capital Reserve Account/Certificate of Deposit

Cory discussed the following:

- Collection of \$5 per month for a year to put into a CD or other high interest earning account. Money to be used for future capital improvements or in the event of a catastrophic event.
- In March of 2024 The Board discussed a possible special assessment to backfill the admin line that covered the legal fees. Bob Randleman motioned to not special assess for those funds. However, we are still out the money and will have to special assess the next time we have an unexpected cost.

- This is not fiscally sustainable. We need to start being proactive and get creative with how we are going to fund some of the upcoming major capital improvements such as:
 - ❖ Pool - it's old and will need a redo at some point
 - ❖ Leisure Center ADA upgrades - it's important to make our facilities ADA compliant and we have no money to do it.
 - ❖ Major storm/tornado events such as our last one.
- Let's move away from reactionary spending and move towards proactive, thoughtful, and strategic planning for our aging community.

Additional discussion by others:

- Claudia agrees that we need to increase our capital reserves. We have to consider increasing it more.
- Mike agrees we need to save more funds.
- Selena supports Cory and Claudia.

Discussion tabled until October when we forecast budgets for next year.

V. ARC Proposals

The following ARC Proposals were discussed - all were recommended for approval by the ARC

- A. 4 Cherrywood Ct PSA IV- Pre- approved
- B. 9 Ironwood Ct PSA VII
- C. 5 Pinewood Ct PSA IV
- D. 12 Cherrywood Ct PSA IV
- E. 114 E Parkfield Ct PSA VI
- F. 152 W Parkfield Ct PSA VIII (handrail)
- G. 152 W Parkfield Ct PSA VIII (landscaping)

Claudia Simonson made a motion to approve all proposals. Mike Palazzola seconded the motion, which carried without dissent.

VI. Committee Reports

- A. LCC Committee, Selena

Pool is open and being used, as are the tennis courts

Ice cream has been moved upstairs to the pool deck for more visibility

Current ideas being discussed by the committee include:

- Picnic in September
- Happy hour in October
- Welcome baskets or small gifts for new residents. LCC would coordinate and manage and possibly fund using money from ice cream sales.

- Gathering new resident photos and names to highlight them in the newsletter. This would allow us all to get to know our new residents.

VII. Motion to open the floor to the members.

Mike Palazzola motioned to open the floor, and was seconded by Don Allen.

A. Resident of Stonewood Ct. stated that she loves the pool and knows that it has a limited lifespan. She is concerned that there is no money earmarked for upgrading the pool when the time comes. She states that people were blindsided by the tennis court special assessment, and any pool upgrade is going to be even more expensive. She recommends that the pool be a big part of our upcoming budget discussion in October.

B. Resident of Woodfield Ct. said the new tennis/pickleball courts are wonderful but there is a crack in the East court. Don is looking into this and will report out next meeting. He also stated that Wind Meadows is an aging community and we need more money in our reserves. He recommends larger monthly assessments. He lastly asked why all approved paint colors have different suppliers. He states all the browns are a different brown color and none of them are available at Kortendicks.

VIII. Motion to close the floor to the members

Cary Anastasio made a motion to close the floor. Mike Palazzola seconded the motion.

IX. Old Business

A. Section 5. Extension of Patios/Decks revision adding pergolas/gazebos, Claudia
Discussion points:

- Proposed language for WMC is based on what is in the Village guidance. There are no Village ordinances.
- The rules would preclude existing structures.
- Village does not specify square footage, only setbacks to lot lines
- The main restriction is material - needs to be wood.
- Concrete footings must be used.
- Mike said wording needs to be adjusted because we're not approving, we're allowing. The Village is the entity that would be approving.
- Cory stated that the existing Village rules would make some structures non-compliant. In addition, having the 10' required set-back from the home is not really practical if the desire is for patio shade. And some yards may not be able to accommodate this set-back.
- The original rules of no awnings should be revisited as the existing rules are from the 1970's, there are many attractive retractable awning products today that we could consider allowing.

More discussion is needed.

C. Bees, revision to rules, Claudia

Discussion points:

- No sign rule is in our declarations but there are many signs for home security systems.
- Selena asked if we can change the wording in the declarations to include safety signs. Claudia stated this could be only changed with a $\frac{2}{3}$ majority in every PSA. Claudia thinks this would be too hard to achieve.
- Signs are approved if they are in windows.

Mike Palazzola motioned to keep signs in the windows facing adjoining parcels. Don Allen seconded the motion, which passed without dissent.

D. Other Old Business - no other old business was discussed.

X. New Business

A. PSA III Declaration Amendment for N-S-E-W, Mike

Discussion points:

- Our declarations were made in the 70's and they used the same ones for the condo's as the Manor homes.
- The WMC roof replacement policy does not match the declarations.
- Mike proposes changing the declaration with new verbiage below. If we don't do this a new owner could sue because there's no way to fix the roof.
- Mike asks for permission to use the new verbiage with the residents.

AMENDMENT to Article 7: Repair and Maintenance Responsibility Parcel Service Area, Section 7.1 subsection (b) (i) Verbiage requiring approval: **(i) Roof repairs and maintenance, see Article 9 for roof replacement responsibility;**

AMENDMENT to Article 9: Owners' Rights and Responsibilities, The addition of 9.5 Verbiage requiring approval: **9.5 Roof replacements, including shingles and related roof coverings, are the owner's responsibility to replace at the end of the shingle manufacturer's suggested service life. Roof leakage requiring the plywood sheeting to be replaced during a reroofing is the responsibility of the owner.**

Claudia Simonson motioned to accept the new language as proposed by Mike. Marci Boucher seconded the motion, which passed 8 to 1.

B. Brightview Quality Assessment of their work this year was discussed.

C. Other New Business

XI. Correspondence to Review - no additional correspondence was reviewed

XII. Motion to Adjourn

Marci Boucher called the meeting adjourned at 7:55pm.

Cory Washkevich
Secretary