

**WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, July 20th, 2026 – 6:30 P.M.**

Call Meeting to Order, President

Vice President Carmen Gaspero called the meeting to order at 6:30pm

Roll Call, Secretary

The following directors were present, in person or via Zoom: Ashley Mielcarek, Bob Randleman, Susan Lange Pruitt, Claudia Simonson, Courtney Leisen, Carmen Gaspero, Dan Crispin, Cary Anastasio, and Cory Washkevich.

Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

Not present: Selena Muro, Marci Boucher

Review and motion for the June 2026 Board Meeting Minutes

Bob Randleman made a motion to accept the June 2026 Board Meeting minutes. Dan Crispin seconded the motion, which carried without dissent.

Review and motion for the June 2026 Financial Statements

Cary Anastasio presented the June 2026 financials.

Bob Randleman made a motion to accept the June 2026 Financials. Carmen Gaspero seconded the motion, which carried without dissent.

ARC Proposals

- A. 5 Beechwood Ct.
- B. 133 Lakefield Ct.
- C. 4 Ironwood Ct.
- D. 146 W Parkfield Ct.
- E. 136 Lakefield Ct
- F. 123 W. Campus Ct.

Cory Washkevich motioned to approve all ARC requests. The motion was seconded by Bob Randleman, which carried without dissent.

Committee Reports

Leisure Center Committee (LCC) Updates, Cory Washkevich

Ice cream sales are strong, \$200 for the month of July

The committee would like to purchase more umbrellas for next year, possibly using money from ice cream sales.

Motion to open the floor to the members.

Sue Lange Pruitt motioned to open the floor, and was seconded by Dan Crispin

The following comments were made:

A resident of Campus Ct floated an idea to find ways to expand collaboration between Wind Meadows, the surrounding neighborhood, and Prairie School. There is no formal proposal at this point, but a suggestion of the idea of a reception at the school for camaraderie and fundraising. If there's adequate interest from the board, the school is receptive.

Several board members stated that we already have a good, collaborative relationship with Prairie School, and we would not be in favor of any board-sponsored school fundraising activities. It was then suggested that perhaps the school could advertise in our monthly newsletter.

Motion to close the floor to the members

Cory Washkevich motioned to close the floor, which was seconded by Bob Randleman.

Old Business

Follow up on residents' comments from the previous meeting. No follow up needed

Follow-up to tasks from previous meeting, Carrie

1. Three umbrellas are on the pool deck daily per lifeguards
2. QR code is printed for the pool sign-in table & the tennis court guest box
3. The lower level of the pool area was power washed
4. Trimming the large arborvitae at the deck level is on the list for Brightview
5. Village DPW picked up blueprints of sewer and water lines to transfer to an electronic file. The village will share the files with us when completed.

Pro Track and Tennis Proposals, Carrie

The company that Prairie uses (Pro Track) provided some quotes and information regarding our courts:

Pro Track stated that the courts never should have been resurfaced; they should have been torn out and done over. They provided the following options for consideration:

OPTION #1:

Color Coat Tennis/Pickleball Courts/Crack Repair System \$66,100.00

OPTION #2:

Crack Repair System ONLY- 961 LF \$47,200.00

OPTION #3: On New Asphalt

Color Coat Tennis/Pickleball Courts \$43,900.00

These options were discussed and clarifying questions asked:

- How much to redo it completely?
- What are the actual differences between the 3 options?

Carrie will approach ProTrack and ask them to join our next meeting to discuss all options.

The discussion regarding Munson:

- Munson has stated that if they did the repairs they quoted for 6k, they'd likely need to do that fix annually at that cost or more.
- Carrie will draft a letter to Munson and have Kaman and Kusimano review it at a cost to us.

Other Old Business - no other business was discussed.

New Business

A new commercial pool vacuum had to be purchased, which is a great improvement

Other New Business - no other new business

Correspondence to Review - no correspondence was reviewed.

Motion to Adjourn

A motion to adjourn was made at 7:29 p.m. by Dan Crispin and was seconded by Bob Randleman. The motion carried without dissent.

Cory Washkevich
Secretary