

**WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, April 21, 2025 – 6:30 P.M.**

I. Call Meeting to Order, President

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

II. Roll Call, Secretary

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

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

A few minor corrections were discussed. Bob Randleman made a motion to accept the minutes with the corrections. Dan Crispin seconded the motion, which carried without dissent.

IV. Review and motion for the March 2025 Financial Statements

Mike Palazzola went over the financials that were presented and he noted a few points:

- Late fees go to Admin budget, not directly to the PSA
- We may want to consider increasing the LC rental fees during the winter, as the utilities are more costly.

Bob Randleman motioned to approve the financial statement. Cary Anastasio seconded the motion, which carried without dissent.

V. ARC Proposals

Chair of the ARC committee recommends approval for all proposals:

Motion to approve all proposals made by Dan Crispin, which was seconded by Don Allen, and carried without dissent.

- A. 25 Lakewood Dr. PSA III
- B. 7 Greenwood Ct PSA IV
- C. 9 Ironwood Ct PSA VII
- D. 33 Stonewood Ct PSA II

- E. 102 Woodfield Ct PSA I
- F. 114 Woodfield Ct PSA I (landscape)
- G. 114 Woodfield Ct PSA I (deck)
- H. 106 Woodfield Ct PSA I

VI. Committee Reports

A. Pathway Committee

The drafted VWP pathway agreement was reviewed. Discussion points:

- The agreement is basically a snow plowing contract.
- Current arrangement is that Brightview takes care of any issues in WMC property. If the issue is on Prairie's or Johnson's property, we'd reach out to them to take care of the issue.
- The Village does not want the liability.
- Our insurance agent recommends the following scenario:

"WMC assumes the maintenance and we transfer liability to the Village. He advises against leaving the maintenance to the Village if WMC is assuming liability."

Final conclusion: Proposal should go to our insurance broker for review and make recommendations.

B. Insurance Committee, Review proposal

The proposed insurance quote was reviewed. Discussion points:

- The increased premium of 11.5% is due to property value increases.
- Deductible is 10k per event.
- John Daniels recommends increasing deductible to 50k.
- Marci recommended taking a higher deductible and saving the difference to build up our savings to cover the deductible.
- Bob Randleman recommended we save the money first as if a smaller PSA had a catastrophe they would not be able to come up with \$50,000.

Bob Randleman made a motion to accept the 168k policy with 10k deductible, Claudia Simonson seconded the motion, which carried without dissent.

VII. Motion to open the floor to the members.

Dan Crispin made a motion to open the floor to members, Selena Muro seconded the motion. The following comment was made by a resident on Sandalwood Ct.

- Resident is concerned that we are limiting or prohibiting use of the lake. Residents asks if the new signage will change what board endorses for activities such as the Picnic and Paddle event.
 - Marci Boucher stated that John Daniels our new insurance broker is not requesting us to stay off the lake at this time, but putting signage up to discourage nonmembers from using the lake. New York Life insurance company has not excluded coverage in our policy.

VIII. Motion to close the floor to the members

Mike Palazzola made a motion to close the floor and the motion was seconded by Dan Crispin.

IX. Old Business

A. Follow up on residents' comments from the March 2025 Board Meeting on the subject of Beekeeping.

- Per resident: The Village agreed to make beekeeping a permitted use activity with annual license instead of a \$300 conditional use. Permitted use has no inspection required.
- WMC sign research: The 5x7 bee sign required by the village should go into the backyard, near the hive, not in the front of the house. Sign should be 4-6 feet high, 10 ft from the property line, and visible to adjoining properties. Based on this criteria, these signs are permissible in Wind Meadows.

- Flyway barrier was deemed not needed due to the flight pattern of bees.
- The following question was raised "Where did the village get their info from to create this ordinance?" WI beekeeping association provides recommendations on commercial beekeeping, not residential. The guidelines are too strict for residential.

C. Custom signage for Lake restrictions

Custom signs were drafted specifically for our insurance needs using smartsign.com. Carrie spoke with John Daniels who said the drafted proposed sign will fulfill our policy. The signs will need to be placed every 500 ft. 20 signs are being ordered.

Marci Boucher made a motion to accept the proposed sign. Cory Washkevich seconded the motion, which carried without dissent.

X. New Business

A. Sealcoating

- 5 quotes for sealcoating the LC drive were requested, only 2 were returned.
- Mike Palazzola suggested we make an effort to have the village pay for some of the cost since they own part of the area needing work.
- Quoted contractors:
 1. Asphalt Contractors - noted as great to work with and cost is lower.
 2. B&G Sealcoating - has done the work in the past.

Cory Washkevich made a motion to accept Asphalt Contractors due to lower cost. Selena Muro seconded this motion and it carried without dissent.

B. Other New Business - no new business was discussed.

XI. Correspondence to Review - no additional correspondence was reviewed.

XII. Motion to Adjourn

Marci Boucher called the meeting adjourned at 7:40pm.

Cory Washkevich
Secretary