

**WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, May 19, 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, Carmen Gaspero, 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. Claudia Simonson was excused.

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

Bob Randleman made a motion to accept the April Board Meeting minutes. Dan Crispin seconded the motion, which passed without dissent.

IV. Review and motion for the April 2025 Financial Statements

Mike Palazzola presented the April 2025 financials. Discussion points:

- Net operating is down due to large expense in PSA 6 for roofs , which is being reimbursed by special assessment.
- Capital expense of \$11,550 was questioned, which was determined sidewalks for PSA1.
- Utilities for LC are around 1k/month – this total includes internet (\$190/month), energy (\$879) and Diggers Hotline.

Carmen motioned to accept April's financials, Cary seconded
The motion carried without dissent.

V. ARC Proposals

The following ARC Proposals were discussed

- A. 24 Lakewood Ct PSA II - approved by ARC
- B. 3 Greenwood Ct PSA IV - approved by ARC
- C. 26 Stonewood Ct PSA II - approved by ARC

Carmen Gaspero made a motion to approve proposals A, B, and C. Don Allen seconded the motion, which carried without dissent.

D. 131/132 E Parkfield PSA VI (walkway)

E. 131/132 E Parkfield PSA VI (deck) - the need to properly adjust the intake duct was discussed.

F. 131/132 E Parkfield PSA VI (trees)

Marci Boucher made a motion to approve proposals D, E, and F. Carmen Gaspero seconded the motion, which carried without dissent.

G. 14 Redwood Ct PSA IV

H. 12 Redwood Ct PSA IV

I. 121 W Campus Ct PSA I

Carmen Gaspero made a motion to approve proposals G, H, and I. Selena Muro seconded the motion, which carried without dissent.

J. 133 E Parkfield Ct PSA VI - the recommendation to obtain building permits was made. Bob Randleman made a motion to approve proposal J. Dan Crispin seconded the motion, which carried without dissent.

K. 8 Redwood Ct PSA IV

Dan Crispin made a motion to approve proposal K. Selena Muro seconded the motion, which carried without dissent.

L. 4219 Lake Meadow PSA VII (not approved by ARC).

Cory Washkevich requested further discussion and was told by Marci Boucher that the resident already requested this to be fast tracked by the board, the board already discussed it and voted no. The resident could make a comment during residents comments during open floor.

VI. Committee Reports

A. LCC Committee

1. Linda Johnson has stepped down from the LCC, effective as of May 19th. Don Allen made a motion to accept Selena Muro as the new chair of the LCC. Dan Crispin seconded the motion, which carried without dissent.
2. 50th Anniversary follow-up. The party was a success and received a lot of positive feedback. The event had around 100 attendees.

VII. Motion to open the floor to the members.

Carmen motioned to open the floor and was seconded by Selena Muro.

- A. Resident of Lake Meadow Dr pointed out that there is an aluminum gazebo on pool grounds, which is not anchored down. He asked to re-poll the vote on the 4219 Lake Meadow Dr ARC Proposal. The vote was 6 no to 5 yeses. Claudia, Marci, Don, Bob, Cary, and Meg all voted no. Selena, Mike, Cory, Dan, and Carmen voted yes.
- B. Cory Washkevich pointed out that she followed all the existing rules of the bylaws with the pergola request. It was not going to be a permanent structure. In addition, there are no common areas adjacent to her property, so the structure would not be seen by anyone, other than neighbors on each side (and only if they are in the backs of their yards). She also stated that although the pergola was 10x20, it still would have only occupied approximately $\frac{1}{3}$ of her existing stamped concrete patio area. In addition, she states that extensive research was done on shade solutions prior to selection of the pergola. Aluminum was chosen because the roof can be louvered to adjust the amount of shade. Wood pergolas or gazebos would not have this capability. She also states that it would have looked much more visibly appealing over the shade sail that was previously used (which did not require any approval).
- C. Resident of Greenwood discussed the pergola denial. She feels the ARC and board have too broad of power with no guidelines. She points out that, per the bylaws, the application must be reviewed without personal bias. Since there is nothing in our guidelines for pergolas and gazebos at the time of the request, then the request should be allowed. She asks "On what grounds was it denied when there is no rule in place?"

C. Selena Muro discussed the pergola denial. States that subjective bias should not be a factor in the approval or denial of someone's personal private back yard. She states that ARC proposals for things that can be seen from the road should have different rules from private back yards.

D. Mike Palazzola stated that ARC requests are like catalog sales and the resident needs to "sell" the ARC committee and board. States he voted yes on the pergola but felt it should not have been rushed.

E. Meg Richardson stated she voted no on the pergola because she did not feel comfortable over-ruling the ARC.

F. Resident of Sandalwood stated that it was a tricky argument to use the pool gazebo as an example for the pergola, given that there is also a fence. He also cautioned the Board to be careful in making new rules as a reaction to a denied proposal, as that can appear retaliatory.

G. Carrie Amos stated that the ARC pergola denial was based on pergola size, anchoring method, and material (aluminum). In response to the denied request, the ARC would now like to make some guidelines for which to base future decisions.

H. Carmen Gaspero stated that a pergola likely needs a permit with the Village.

I. Resident of Woodfield Ct. indicated he is new to the neighborhood. He asked if there are plans to prune the 2 mature trees near his property, based on the damaging storm the area experienced. Carrie will follow up.

VIII. Motion to close the floor to the members

Carmen Gaspero made a motion to close the floor. Don Allen seconded the motion.

IX. Old Business

A. Follow-up on residents' comments from the April 2025 Board Meeting

1. Fence restrictions in WM were discussed again, per resident request. No additional feedback from residents has been received to warrant re-consideration of fences. The Board agreed that the fence restriction will not change.

B. Follow-up on shared cost of sealcoating at the LC.
Carrie reached out to the Village, who agreed to share the cost. The Village will contribute \$227.70. This sets a precedence of sharing costs.

C. Follow-up feedback from WMC insurance rep about VWP Pathway maintenance agreement.

Carrie sent the maintenance agreement to John Daniels, our insurance agent, for review. John does not like the language. Dan Crispin feels more work is needed on the contract. Marci Boucher suggests a small ad hoc committee be created to work on the contract for the pathway. The ad hoc committee will include Bob Randleman, Claudia Simonson, and Mike Palazzola. Don Allen made a motion to accept this new committee. Cary Anastasio seconded the motion, which carried without dissent.

D. Revisit the Insurance deductible. Our current insurance deductible is 10k per incident. Proposed making the new deductible 50k, which would save 30k per year in premium. Discussion points:

- Bob Randalman stated that if we're going to make a change on the deductible, maybe we need to make a change on how it's billed with each PSA.
- Carrie said the policy is a WMC master policy. It's not per individual PSA.
- Carrie stated that there would be a 30k savings if we move to a bigger deductible. Why would we not opt to save the money?
- Carrie points out that even the recent damaging storm was not enough to file a claim. Everyone should have to pay towards the deductible, even if a tornado only hits certain PSA's.
- Bob Randleman stated that moving to a higher deductible is a change from how we've always done it, but he would support it.
- Carrie is uncomfortable with the scenario of collecting money for a "what if". We collect funds for capital reserve because we know we'll need it. But insurance is different.
- Marci Boucher suggests collecting extra for a term period, such as a year, and putting those funds into a CD to earn interest.
- Don Allen asks if WMC has ever filed an insurance claim. Carrie says no.
- Carrie states that we may not again get this offer with a higher deductible. That is why we are proposing the change.
- WMC Insurance only covers damages to exterior condos and common buildings. Each resident should still have their own homeowners insurance policy.

Bob Randleman motioned to approach Daniels to move the deductible to 50k. Marci Boucher seconded the motion. A vote was taken. The following Board members voted yes: Cory, Bob, Dan, Carmen, Marci, Don, Meg, Mike, and Selena. Cary and Claudia voted no. Motion passes. Carrie will contact John Daniels to make the change and get any additional clarifying details.

E. Solitude Lake water quality testing, Carried received a quote for lake testing and the cost would be \$920. The Board decided to table this testing given the unexpected costs with the recent storm. Mike Palazzola suggested a baseline test be taken in August, instead of the spring.

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

X. New Business

A. Agenda Meeting Topics.

Marci requests agenda items be sent to her. She will calendar the items throughout the year to keep the meeting durations around 1.5 hours.

B. Limited Special Membership Application for a resident of Deepwood Dr. was discussed. Bob Randleman motioned to accept the new application. Dan Crispin seconded the motion, which carried without dissent. WMC has 5 families with limited memberships.

C. Revision to Section 5, new rules on pergolas/gazebos

Discussion points:

- Carrie recommends we table this until next month.
- Marci Boucher asks if composite can be added to the list of available materials.
- Carmen stated there's not enough set back to allow gazebos in PSA8 according to the rules of the Village.
- Carrie suggested the following bylaw changes (red). She asks the Board to come prepared with suggested edits to the June meeting.

Section 5. Extension of Patios, Decks, and Pergola/Gazebo Accessory Buildings

(a). Patio, Manor, Village, Garden, and Prairie Meadow Homes. The design and construction of the patio or deck extension must be approved by the BOD and cannot be extended onto common areas without BOD approval.

Wood pergolas not to exceed 12 x 16 feet with open slat roof tops are permitted, provided they adhere to local ordinance regulations, placement standards, and setback requirements. Non-natural material pergolas are not permitted. Gazebos are not permitted.

(b). Single Family Homes. The design and construction of the patio or deck extension must be approved by the BOD. Wood pergolas with open slat roofs, not to exceed the height of the first story roof, secured to cement footings and adhering to local ordinance placement and setback requirements, are permitted. Wood gazebos with roof tops not to exceed 150 sq ft in floor area, with a height restriction of 15 ft, and must be positioned 10 ft from any other structure, are permitted, provided they adhere to local ordinance regulations, placement standards, and setback requirements.

XI. Correspondence to Review - no additional correspondence was reviewed

XII. Motion to go into closed executive session - no closed session was held

XIII. Motion to reconvene back into the open session - N/A

XIV. Share any action taken in closed session to record in minutes - N/A

XV. Motion to Adjourn

Marci Boucher called the meeting adjourned at 7:56pm.

Cory Washkevich
Secretary