

WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, August 18th, 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: Don Allen, Cary Anastasio, Marci Boucher, Dan Crispin, Carmen Gaspero, Selena Muro, Mike Palazzola, Bob Randleman, Meg Richardson, Claudia Simonson, and Cory Washkevich. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom.

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

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

IV. Review and motion for the July 2025 Financial Statements

A. Present 5-year budget plan worksheet for each PSA - Mike

Mike Palazzola presented the July 2025 financials. Discussion points:

- General maintenance and building maintenance are about the only discretionary costs. Everything else is contractual.
- Capital is 9k less than last month due to money spent.
- PSA 6 has a classification error, which accounts for the large variance. This will be corrected for next month.
- The pool costs \$850/day.
- We did not have to special assess for the May 15th storm because we used reserves.
- Need to increase reserves for tennis courts because of repairs needed on the new courts.
- Rental fees for LC fall under the category of Cleaning-Parties
- Mike asks board members to begin forecasting for the next 5 years or so.

Dan Crispin motioned to accept July's financials. Carmen Gaspero seconded the motion, which carried without dissent.

V. ARC Proposals

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

- A. 115 Woodfield Ct
- B. 11 Greenwood Ct
- C. 11 Cherrywood Ct

- D. 22 Lakewood Ct
- E. 7 Beechwood Ct, roof
- F. 7 Beechwood Ct, tree
- G. 7 Beechwood Ct. front door
- H. 5 Shorewood Ct
- I. 15 Lakewood Dr (this was approved last month)
- J. 11 Sprucewood Ct.

Carmen made a motion to approve all proposals. Don seconded the motion, which carried without dissent.

VI. Committee Reports

- A. LCC Committee, Selena
 - Ice cream sales continue to be strong
 - Welcome boxes for new members will begin in January 2026
 - Once the boxes are finalized, it will be shown to the board.
- B. Jason Barber was motioned to be accepted as a new member by Carmen Gaspero. Dan Crispin seconded the motion which carried without dissent.
- C. Tennis Court cracks were discussed by Don Allen and the board. Discussion points:

There are many cracks and Munson, the contractor who refinished the courts, blamed the weather and stated that there was not enough snow last winter.

Current estimate for repairing the existing cracks is currently \$6600. But this could increase over time.

Don talked to Munson and there is a current verbal agreement that Munson will split the cost of repairs as follows: 30% WMC and 70% Munson.

There is \$900 in tennis court guest fees income for this year. This would not be sufficient to cover repairs.

Claudia stated that we should get the contracted costs nailed down now.

Selena suggests doing the repairs in spring and asked if we have before and after photos of the courts when they were new vs now with the cracks?

Mike Palazzola asked if we need more drainage around the courts? Can we measure the moisture in the ground?

There is a 1k annual budget for tennis court repairs.

We paid \$107242.00 for the court resurfacing and there was a special assessment to help pay for them. Everyone expressed disappointment that repairs are already needed within the 1st year.

Action items:

Carrie will gather other quotes/assessments regarding the repairs to the courts and share all info with the Board to decide if Munson's quote is fair for the repairs or if we need to have the hard conversation about poor workmanship.

- B. Pathway Committee - no new progress was made on an agreement between the Village of Wind Point and WMC.

VII. Motion to open the floor to the members.

Mike motioned to open the floor, and was seconded by Carmen.

- A. Resident of Maplewood Ct. spoke about beehives again and provided results of his hobby - honey!

VIII. Motion to close the floor to the members

Bob Randleman made a motion to close the floor. Don Allen seconded the motion.

IX. Old Business

- A. Marci stated that the leisure center patio door and gate will be painted in Sept of 2025.

- B. Claudia discussed Section 5, extension of patios/decks, revision adding pergolas/gazebo

Revised suggested language 7/22/25, fluid discussion, not final.

Section 5. Extension of Patios or Decks (a) Definition of Patio or Deck Extensions.

- (1). Patio or Deck. Concrete or brick patio; wood or composite deck material.
- (2). Pergolas. Structures with at least one side attached to the home, open on some sides, may have a slat roof. Structure must be permanently attached to concrete footings. Height of structure may not exceed the height of the first story Roof.
- (3). Four Season Rooms or Screened Porches. Structures with at least one side attached to the home, closed on all sides.
- (4). Gazebos. Free-standing structures, may be open on all sides. Floor area of structure may not exceed 150 square feet; height of structure may not exceed 15 feet. Structure must be permanently attached to concrete footings, and must be positioned 10 feet away from any other structure.

(b) Rules for Approval and Construction of Patio and Deck Extensions.

- (1). All patio or deck extensions must adhere to local ordinances, placement

standards, and setback requirements.

(2). No patio or deck extension may extend onto common areas without BOD Approval.

(3). ~~Patio, Manor, Village, Garden, and Prairie Meadow Homes.~~ The design, materials, and construction of the patio or deck extension must be prior approved by the BOD.

(4). Subject to BOD approval:

(i). PSAs 4 and 7: Patio and deck extensions, pergolas, four season rooms and screened porches, and gazebos described in section (a) are permitted.

(a) ————— (ii). PSAs 1,2,3,5,6, and 8: Only patio and deck extensions, pergolas, and four season rooms and screened porches described in section (a) are permitted. ~~and cannot be extended onto common areas without BOD approval. Single Family Homes. The design and construction of the patio or deck extension must be approved by the BOD.~~

Section 6. Awnings, Roll-up Shutters, and Garage Doors

(a) Awnings, whether fixed or retractable, ~~No awnings~~ are permitted in all PSAs with prior approval from the BOD. ~~in Wind Meadows.~~

(i). Awnings may not extend into common area without BOD approval.

(ii). Awnings must adhere to any applicable local ordinances.

(b) Exterior roll up shutters are permitted only with prior approval from the BOD.

(c) All garage doors must be closed when not in use.

Changes from last draft:

1. Deleted 5(2)(b): “(2) Patio or deck extensions in PSAs 1,2,3,5,6, and 8 must be constructed within the homeowner’s plat.” Because that applies to all PSAs and that is addressed in 5(b)(4):

“(4) No patio or deck extension may extend onto common areas without BOD approval.” Which I moved up to 5(b)(3).

2. In new 5(b)(4) I added “subject to BOD approval:” and broke out PSAs 4 and 7 from PSAs

1,2,3,5,6, and 8, and spelled out which patio and deck extensions were permissible in which PSAs.

All except gazebos are OK in both, which are only OK in PSAs 4 and 7.

3. The ARC policy, which we have discussed before, requires design compatibility, similarity of materials and construction details. See page 3 of GRRs. So, no need to address that in the deck extension rule, unless this is not clear enough—then clarify this policy.

4. Included in 5(a)(3) definition of gazebos “may be” open on all sides. Historically gazebos were hexagons that sometimes were screened, not big open rectangular structures. So don’t want to preclude that if people want to build it.

5. Re Awnings in 6(a): 6(a) whether fixed or retractable, allowed in all PSAs with BOD prior approval;
6(a)(i) may not extend into common area without BOD prior approval; and 6(a)(ii) must adhere to ordinances.

Discussion points:

- Cory suggests clarifying what is a pergola and what is a gazebo, as the revision is not clear
- Cory asks if we can add retractable awnings to the list. New attractive products are available today that were not available when the rules were initially made.
- Dan would like examples of materials. Can we consider aluminum?
- Selena asks why those things are only allowed in single family homes. Answer bc they would be building onto common areas. She asks for clarification on the rules.
- Is anyone opposed to awnings? Can we allow them for all PSA's?

The decision is tabled until next month.

C. Other Old Business - no other old business

X. New Business - No new business was discussed.

XI. Correspondence to Review - no correspondence was reviewed.

XII. Motion to go into closed session to discuss owner correspondence was made by Claudia Simonson at 7:28pm. The motion was seconded by Bob Randleman.

Action Item from closed session: A final letter will be sent to close the situation.

XIII. Motion to go back into regular session was made by Dan Crispin at 7:53pm. The motion was seconded by Bob Randleman.

XIV. Motion to Adjourn

Marci Boucher called the meeting adjourned at 7:54pm.

Cory Washkevich
Secretary