WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, September 21st, 2026 – 6:30 P.M.

Call Meeting to Order, President

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

Roll Call, Secretary

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

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

Presentation and member engagement

Carmen Gaspero made a motion to open the floor. Cory Washkevich seconded the motion, which carried without dissent.

Fred Kolkmann Tennis/Pickleball Court Presentation

Scott Sellers presented recommendations on behalf of Pro Track and Tennis and Fred Kolkmann.

Pro Track and Tennis referred WPI to Fred Kolkmann who is a consultant who has extensive experience with similar scope court projects. His role as consultant is defining the scope of work, bringing in qualified bidders, and generally overseeing the project from start to finish, ensuring all work is done to specifications.

Fred surveyed the Wind Meadows courts and found there is delamination and cracks. It was also noted that the location of the fence is not up to specifications.

Other notables: The current base of our courts is asphalt. The life expectancy of asphalt today is less than what it used to be decades ago due to changes in quality/government mandated additives. Ideally, if we were to start over with new asphalt, they would reclaim our current, theoretically higher quality, asphalt into new aggregate.

Three options were presented:

1. Option 1: Redo the repairs already completed. This would include fixing cracks and moving the fence to make them safer for play. Cost: 140-150k
2. Option 2: Install a new asphalt surface and fence. Add a fiberglass layer. Cost: 350-375k

3. Option 3: Combine options 1 and 2 with tension concrete courts because they are better and last longer. No asphalt. However, asphalt is easier on the players so a cushion layer could be added at an extra cost and risk of cracking. Cost: 475-500k

Scott and Fred offered the additional opinions/recommendation/cautions:

- If option 1 is chosen, option 2 or 3 will be required within 5 years.
- Costs for all options will increase annually.
- Doing the work ala cart, without an overseer, puts the overall project at risk.
- There should be a warranty on each piece of the job.
- With the scope of this project, there could be 6 or more contractors involved.
- To move the project forward for next year, the consultant would need to begin obtaining bids no later than Q1 of 2027.

Questions:
What is a typical warranty? Answer: 1 year but could be up to 5 years. Recoating is typically needed every 5-7 years.
A resident asked: Why can't we get a warranty beyond one year? Answer: We probably had a year at the time the original courts were installed, and asphalt was better quality at that time.

Mike Helding, ADA Committee, Presentation

Mike Helding and Liz Olley presented the list of suggested options and costs to bring Wind Meadows into ADA compliance.
Total estimate for all modifications and improvements is 78-175k. The work does not have to be done all at once, we can choose based on maximum value and cost effectiveness.
The question was asked if there are any grants available and because we are a private entity, we would not qualify for any grants.

Motion to close floor and return to regular business

Courtney Leisen motioned to return to regular business. Selena Muro seconded the motion, which carried without dissent.

Review and motion for the August 2026 Board Meeting Minutes

Bob Randleman made a motion to accept the August 2026 Board Meeting Minutes. Sue Lange Pruitt seconded the motion, which carried without dissent.

Review and motion for the August 2026 Financial statements

Cary Anastasio presented the August 2026 financials.
Carmen Gaspero motioned to accept the August 2026 Financials. Bob Randleman seconded the motion, which carried without dissent.

PSA 1 special assessment for previous and continued walkway replacement at a per resident cost of $600 was brought forth for approval. Carmen Gaspero motioned to approve the PSA 1 special assessment. Bob Randleman seconded the motion, which carried without dissent.

ARC Proposals

10 Ironwood Ct, 105 Woodfield Ct (gutter), 105 Woodfield Ct (tree), 105 Woodfield Ct (deck), 149 W Parkfield Ct, 1 Cedarwood Ct, 1 Shorewood Ct, 84 Woodfield Ct, 15 Applewood Ct, 36 Stonewood Ct, 1 Cherrywood Ct, 1 Birchwood Ct, 6 Maplewood Ct, 77 Woodfield Ct, 74 Woodfield Ct
All projects were recommended for approval by the ARC. Bob Randleman motioned to approve all requests. The motion was seconded by Carmen Gaspero and carried without dissent.

Committee Reports

Leisure Center Committee (LCC) Updates, Selena Muro

1. Acoustic Panels: LCC is doing research to purchase acoustic panels and obtain quotes to have them installed.
2. Patio Door issue: Doors can fly open with heavy winds and the committee suggests a secure bolt on the floor to prevent this.
   WPI's response: The reason it flew open is because it wasn't locked properly. In addition, doing this work would require a contractor and the modification may void the door warranty. Carrie will investigate the viability of this and contact the door manufacturer to see if they have any recommendations for the issue.
   It is also noted that the locking mechanism is not simple and if the steps are not done properly, the door will not lock.
3. The painting of the inside patio door frame is scheduled for the week of Sept 28th.

Motion to open the floor to the members - was skipped due to the open session after the tennis court presentation.

Old Business

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

Follow up on draft letter, attorney recommendation.
The letter was drafted and asks Munson for a refund of $86,608. The attorney questioned the invoice vs the contract amount and wanted to see the new quote from Pro Track and Tennis. In addition, details surrounding the out of spec fence should be added to the letter. The attorney also pointed out that if the letter gets sent, Munson will likely waive the quote for the repair. Carrie will get the requested details to the attorney, and the board will review the final letter via email.

A concern was brought about that these modifications may exceed our approved $1000. Carrie will verify before asking for revisions to the letter.
A motion to authorize the letter with the modifications discussed was made by Cory Washkevich. The motion was seconded by Carmen Gaspero and carried without dissent.

Follow up to bylaw change, follow up on court case, Claudia
A letter from Kaman on July 16th. Impetus to the proposed bylaw change. No need to propose a bylaw change.

Pro Track and Tennis revised quote.

Lively discussion on the revised quotes followed:

- The question was brought forth - Do we give the job to Fred Kolkmann? Or another project consultant like Fred?
- What does the reserve committee recommend? Carrie will ask.
- Consider that the longer we wait, the more it will cost.
- Overwhelming consensus is that we do not have the money to fix these courts to any of the specifications as quoted.
- Maybe we can hire Pro Track to fix them enough to get a few more years of life out of them.
- Maybe we can no longer afford to maintain this amenity.
- What is the process to remove the courts as an amenity?
- Could the courts be repurposed, such as for a dog park?
- We should poll the residents before making a monumental decision to remove an amenity or spending an exorbitant amount to fix them.
- If we no longer have to maintain the courts, we could focus our money on other amenities like the leisure center, bathrooms, and ADA compliance improvements.

No final decision was made. More discussion to follow.

Other old business - no other old business was discussed

New Business

Proposed Bylaw change, Term Limits, Marci
The following bylaw change was proposed for the ballot in January 2027:
Article V, Section 2(b)(5) – Director Term Limits
1. No Director shall serve more than four (4) consecutive full two-year terms, for a maximum of eight (8) consecutive years.
2. A Director who has already served four (4) or more consecutive full terms as of the amendment's effective date may complete the current term but shall not be eligible for reelection or appointment to another consecutive term.

3. After serving four (4) consecutive full terms, a Director shall be ineligible for election or appointment to the Board for one (1) full two-year term, after which the individual may again be eligible. A partial term served by appointment to fill a vacancy shall not count as one of the four full terms.

Discussion followed:

Why is this being proposed? Answer: Many residents have asked about it. It's common practice in many non-profits. Term limits encourage new involvement and ideas.
Concerns were brought forth that we will lose experience and knowledge which is often helpful to management.

Cory Washkevich motioned to propose the bylaw change as written to the January 2027 Annual Membership Meeting. Courtney Leisen seconded the motion. Roll Call. Yes: Cary, Courtney, Marci, Selena, Ashley, Carmen, Dan, Sue, Cory. No: Claudia, Bob

Consider appointing Scott Sellers as Tennis/Pickleball Court communication liaison. Tabled.

Other New Business - no other new business was discussed

Correspondence to Review - no correspondence was reviewed.

Motion to Adjourn

A motion to adjourn was made at 8.52p.m. by Dan Crispin and was seconded by Ashley Mielcarek. The motion carried without dissent.

Cory Washkevich
Secretary