WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, October 19th, 2026 – 6:30 P.M.

Call Meeting to Order, President
President Marci Boucher called the meeting to order at 6:30 pm

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.

September 2026 Board Meeting Minutes
Bob Randleman moved to accept the September 2026 Board Meeting Minutes. Dan Cripsin seconded the motion, which carried without dissent.

September 2026 Financial Statements
Cary Anastasio presented the September 2026 financials.

Bob Randleman moved to accept the September 2026 Financials, pending clarification on the $2,028 pool guard overage (likely a billing timing issue from August). Dan Crispin seconded the motion, which carried without dissent.

ARC Proposals
128 W Campus Ct
103 Woodfield Ct
8 Sprucewood Ct
145 Lakefield Ct
43 Parkwood Ct
114 Woodfield Ct
All projects were recommended for ARC approval. Carmen Gaspero moved to approve all requests. Bob Randleman seconded the motion, and it carried without dissent.

Committee Reports
Leisure Center Committee (LCC) Updates, Selena Muro
The committee is preparing for the cookie-decorating class on December 6.

Reserve Committee Update, Carrie
The committee is gathering hard numbers and will present in April or May of 2027.

Motion to open the floor to the members
Sue Lange Pruitt moved to open the floor to members. Dan seconded the motion, which carried without dissent. No members spoke.

Motion to close the floor to members
Carmen Gaspero moved to close the floor to members. Cary Anastasio seconded the motion, which carried without dissent.

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

ProTrack and Tennis are scheduled in March/April 2027 to quote trip-hazard repairs. Repair targeted for 2027.

Von Briesen sent a revised BOD-approved letter to Munson. Munson had until October 12th to respond. No response was received. The letter cost $764 to send. Carrie will follow up with Von Briesen on next steps.

LC Patio Door: Pella inspected the door and determined user error. New instructions and YouTube video link posted at the LC and will be included in contract rental instructions, Carrie

LC all doors and window trim, newly stained, Carrie

Other Old Business: No other old business was discussed.

New Business
Draft 2027 Administration and Leisure Center Operating Budget

Key discussion points:

- 2027 Admin Budget approved with a $2,640 net decrease; legal budget reduced from $14,000 to $10,000 by eliminating the prior attorney retainer.
- 2027 Leisure Center Budget approved with a $10,853 increase, including $5,000 allocated to capital reserves.
- Real estate tax line item: Carrie to verify whether the 31-cent-per-$1,000 village increase is reflected in the budget.
- Pool hour reduction was discussed (Mon–Thu, close at 7 PM) to save money, as 51k was spent on lifeguard wages in 2026. Would closing the pool Mon–Thu at 7 PM generate sufficient savings to justify a rules-and-regs amendment? Carrie and TJ will calculate the savings and email it to the board. More discussion to follow.
- The question was asked if limited memberships also get special assessed or dues increased along with members. It was noted that they do not get special assessed and doing so may risk losing members.
- The feasibility of attracting new limited memberships via outreach to surrounding Wind Point was discussed.

Bob Randleman moved to accept the new 2027 budget. Carmen Gaspero seconded the motion, which carried without dissent.

Other New Business
Increasing property transfer fees to $1000. The transfer fee is a one-time fee incurred when moving into the neighborhood. Moving within Wind Meadows would not incur this fee. Carmen Gaspero moved to increase the transfer fee from $600 to $800, effective January 1st, 2027. Bob Randleman seconded the motion, which carried without dissent.

Correspondence to Review - No correspondence was reviewed.

Motion to Adjourn
Bob Randleman made a motion to adjourn at 7:24 p.m., and Ashley Mielcarek seconded. The motion carried without dissent.

Cory Washkevich
Secretary