

**WIND MEADOWS CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
Monday, March 17, 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, 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 February 2025 Board Meeting Minutes**

Dan Crispin made a motion to accept the minutes. Cary Anastasio seconded the motion, which carried without dissent.

**IV. Review and motion for the updated January 2025 Financial Statements**

Mike Palazzola provided a report on the January 2025 Financials, which were corrected due to misclassified expenses and incorrect budget numbers.

A motion to approve the January financial report was made by Claudia Simonson, seconded by Carmen Gaspero, and carried without dissent.

**V. Review and motion for the February 2025 Financial Statements**

Mike Palazzola provided a report on the February 2025 Financials. Discussion highlights:

- Movement of reserve funds from a special assessment for roofing expenses in PSA6
- Future meetings should discuss forecasting for upcoming costs.
- Find ways to capture more interest from our capital reserves.

A motion to approve the February Financials was made by Carmen Gaspero, seconded by Dan Crispin, and carried without dissent.

**VI. ARC Proposals**

- A. 2 Cedarwood Ct. PSA 4
- B. 114 Woodfield Ct. PSA 1

Both ARC requests were pre-approved by the Board by email. Mike Palazzola motioned to approve both ARC proposals. Don Allen seconded the motion and carried without dissent.

**VII. Committee Reports**

**A. Audit Committee, review audit with BOD**

Courtney Leisen and Carrie Amos discussed recommendations from the 2024 audit:

- Implementing a Related Party Policy for board members
- Implement a process to review the policy annually, where board members document their review

Don Allen made a motion to approve the audit review. Dan Crispin seconded the motion and carried without dissent.

## **B. Leisure Center Committee (LCC)**

Carrie presented the list of LCC members who had terms ending as of March 2025. Five members would like to be reappointed for another 2-year term. The Board thanked Sally Madden for her service. Reappointed LLC members: Don Allen, Sue Lange Pruitt, Mary Chovan, Geraldine Dwyer, Barb Schoeffel. Carmen Gaspero motioned to accept the LCC membership. Selena Muro seconded the motion and carried without dissent.

## **C. Architectural Review Committee (ARC)**

Carrie presented the list of ARC members who had terms ending as of March 2025. Michelle Cebula was appointed to the PSA II chair, replacing Kathy Gueldenzoepf. The Board thanked Kathy for her service. Mike Palazzola made a motion to accept the ARC committee membership. Carmen Gaspero seconded the motion, and it carried without dissent.

## **D. Insurance Committee**

Bob Randleman met with our insurance agent, John Daniels, who stated that if we have proper signage around the lake, we should be able to get suitable insurance. We are still waiting for quotes and should have something to discuss at the meeting in April.

## **VIII. Motion to open the floor to the members.**

Dan Crispin made the motion to open the floor. Cory Washkevich seconded the motion. The following comments were recorded:

- A. Resident of Maplewood Ct., who has been a resident for 29 years, spoke about his experience as a beekeeper. He was unable to attend the February meeting, when the issue of beekeeping was discussed. He provided the following education on keeping bees:

- The European honeybee is a very active pollinator, and we need them to ensure our food sources
- European honeybees are the only kind that pollinate and make honey.
- European honeybees are very docile, whereas other types of bees are not (i.e., wasps)
- When there is an absence of honeybees, other, more aggressive bees will take their place.

The resident went on to state that he believes banning bees is on the wrong side of history, in that it is becoming a more popular hobby, and we should be trying to make it easier for people to keep bees, not more difficult. He also pointed out that the Wingspread property has several beehives that are maintained. These hives are very nearby to our neighborhood and have never posed a problem.

- B. A resident of Lake Meadow Drive shared her experience with keeping bees in the past and seconded all of the comments made by the resident on Maplewood Court.
- C. A resident of Parkwood Court. indicated that she was glad people in the area kept bees and did not have any issue with it. She also suggested trying to fix our audio issues to allow for better hearing and participation. She would also be in favor of moving the meetings to 100% Zoom.

The board then briefly discussed the ability of residents to keep bees and that our current sign rules would conflict with the rules of the Village to have signage indicating that beehives are on the property. Claudia Simonson will investigate this further, and the discussion of bees will be tabled for further discussion in April.

## **IX. Motion to close the floor to the members**

A motion to close the floor to members was made by Carmen Gaspero. Don Allen seconded the motion, and it carried without dissent.

## **X. Old Business**

### **A. Follow up on resident comments from the February 2025 Board Meeting**

Resident from Cherrywood Court. commented that they are trying to sell their home and are finding difficulty due to the rule of no fencing. She asked for consideration to amend the current policy to allow fences. The policy will not be amended.

### **B. Consider the draft revisions to the GR&Rs: Beekeeping prohibited, Claudia Simonson.** Our declarations would prohibit the signage required for bees, not necessarily beekeeping itself. Carrie recommends approaching the Village to try to get the sign requirement waived. Another consideration is to find out if the required bee sign could be in the back so as not to be seen from the road.

Marci Boucher made a motion to amend rules and regs to allow signage for beekeeping in the backyard, as the Wind Point ordinance requires. This would make it permissible to keep bees as long as the sign and hive were not visible from the road. Cory Washkevich seconded the motion. Motion does not carry. After further discussion, the motion was made by Marci was retracted.

The issue is tabled until April after further research on signage and the Village ordinance is completed.

### **C. Review Meadow Lake Parking Lot signage**

The insurance required signage surrounding the pond was discussed. None of the “off the shelf” signs fully meet our needs. Carrie suspects custom signs would be too expensive but will research further. Anything we choose will need to be approved by our insurance agent.

Regarding parking lot mobility signs, it was agreed to use the standard reserved parking.

### **D. Revisit the discussion on Board Meetings held via Zoom only**

The subject of moving all meetings to Zoom only was discussed. Several members would prefer to eliminate in-person meetings to ensure everyone can hear. This would establish consistency and allow better participation, given how rarely people join in person. The main argument against all Zoom was losing camaraderie. Cory Washkevich made a motion to move all meetings going forward to Zoom only. Selena Muro seconded the motion. Voted yes: Cory, Selena, Marci, Mike Voted no: Don, Cary, Dan, Cary, Claudia, Carmen, Bob (Meg was not present to vote). Motion does not carry. Marci will work with Mike to try to improve audio for future meetings.

### **E. Other Old business**

No other old business

## **XI. New Business**

### **A. Carrie presented Brightview beautification recommendations**

1. The addition of stone around pool fencing would cost \$5300. Discussion about how rocks never stay where they are supposed to and will likely migrate to the pool deck and grass.

2. Stump grinding and turf replacement near the basketball court would cost \$1655. Discussion on the fact that this particular spot has been like this for 3 years.
3. Addition of tall grasses to disguise the electrical station would cost \$823.

Claudia made a motion to only complete area #2. Don Allen seconded the motion. All in favor except Cory Washkevich. Motion carries. Carrie will try to negotiate this cost.

B. Claudia discussed the draft revision of the GR&R's, specifically grill restrictions.

- Consistent with state and local fire codes and ordinances, charcoal, propane, or electric barbecue grills may not be used on balconies, below any overhangs, or within ten (10) feet of any structure.
- Grills may be used in common areas but must be removed from common areas immediately after use, once safe to do so.

Claudia Simonson made a motion to approve this new language. Don Allen seconded the motion. All in favor except Cary Anastasio. Motion carries.

C. Cory Washkevich would like to consider a resident survey to determine how people feel about special assessments vs increased annual dues. Discussion points:

- Many condo representatives are confident that their group prefers a special assessment.
- Single-family home representatives suggest that annual dues increases are easier on the budget than an unexpected special assessment.
- Carrie will draft a survey for Cory to consider sending out to her PSA.

D. Other New Business

No other new business was brought up

## **XII. Correspondence to Review**

No other correspondence was reviewed.

## **XIII. Motion to Adjourn**

A motion was made to adjourn by Marci Boucher at 8:15 p.m.

Submitted by Cory Washkevich, WMC Secretary