

Wind Meadows Corporation
Board of Directors Meeting Minutes – June 19, 2023 at 6:30 p.m.

The regular meeting of the Wind Meadows (WM) Board of Directors was held on Monday, June 19, 2023, at 6:30 p.m. pursuant to notice given to the Directors in accordance with the Bylaws of the Association. The meeting was via video/conference call through Zoom.

I. Call Meeting to Order

President Claudia Simonson called the meeting to order at 6:31 p.m. She noted that this meeting was by Zoom only due to an inadvertent double booking of the Leisure Center Clubhouse.

II. Roll Call

The following directors were in attendance in person or via Zoom: Don Allen, Marci Boucher, Claudia Simonson, Mike Palazzola, Memo Fachino, Dan Crispin, Cary Anastasio, and Katie White. Carrie Amos of Washington Properties, Inc., project manager for Wind Meadows was also present via Zoom. Jackie Kelble and Bob Randleman were not present.

III. Board Meeting Minutes

The regular Board of Directors meeting minutes from May were reviewed. Claudia Simonson provided amendments to the minutes. There was a motion to accept the minutes as amended. The motion for approval was seconded and carried.

IV. Financial Statement Reports

The financial statements for May were presented and reviewed. Cary Anastasio shared his financial report. There was a motion made to accept the May financial statements. The motion was seconded and carried.

V. Open the floor to members

A motion was made to open the floor to members. The motion was seconded and carried.

- A. A resident of Pinewood Court commented regarding the status of the pathway behind Redwood Court. She described an oral agreement between WMC and Newport Homes to maintain the pathway. She stated that WMC removed trees but that the pathway is full of weeds. Restoration was the second phase of the agreement.
- B. A resident of Parkwood Court commented on BrightView's maintenance of the patio homes' shrubs. Carri Amos responded that BV will begin pruning the last week in June throughout the PSAs.
- C. A resident of Cedarwood Court commented regarding the pool guest fees, particularly with regard to small children. He asked whether the guest fee was subject to the honor system and if the lifeguards oversaw enforcing the guest fees. His main issue was the cost but suggested billing for fees at the end of the season based on attendance.
- D. A resident of Birchwood Court also commented regarding the pool guest

fees and recommended that the Board revisit pool guest fees.

VI. Close the floor to members.

With no other business brought to the floor by members. A motion was made to close the floor to members. The motion was seconded and carried.

VII. Architectural Review Committee (ARC) Proposals

The following change applications were presented.

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|-------------------------|---------------------------|
| A. 107 Woodfield Ct. | PSA I |
| B. 4 Maplewood Ct. | PSA IV |
| C. 9 Sprucewood Ct. | PSA VII |
| D. 4287 Lake Meadow Dr. | PSA VII (preapproved 6/9) |
| E. 4525 Lake Meadow Dr. | PSA VII |
| F. 4389 Lake Meadow Dr. | PSA VII |
| G. 5 Ironwood Ct. | PSA VII |
| H. 12 Lakewood Dr. | PSA III C/A |

A motion was made for Board approval to change applications A through G. The motion to approve was seconded and carried. With respect to application H, Carrie Amos will contact the Caledonia Fire Department to see whether a boulder at the requested site would be a hindrance to first responder vehicles.

VIII. Committee Reports

- A. LCC. Linda Johnson provided an update on the upgrades to the Leisure Center Lower Level and a follow-up on the Pool Party.
1. Update on LL Upgrades: the wallpaper was removed, the office wall has been removed and all remaining walls have been painted; carpeting has been removed and new carpet and vinyl flooring have been installed. The LCC will report in July on proposed usage and rental fees for the LL.
 2. Follow-up on Pool Party: The party was a success! Thanks to Sally Madden, Geraldine Dwyer, Carmen Gaspero, and Kurt Pruitt for their hard work. Cathy our mail carrier won the 50-50 drawing.

IX. Old Business

- A. Follow up on resident comments and board inquiries:
1. A resident of Lake Meadow Drive commented related to the conduct of the tennis court project, including not obtaining adequate quotes; and costs appearing to double. Also asking why it takes a month to post the previous month's meeting minutes. LCC obtained the project quotes consistent with WMC policy and the project as approved was below some of the quotes which were less comprehensive. Minutes must be approved by the board before they may be posted.
 2. A resident of Pinewood Court commented related to the pending lawsuit. The resident expressed concern about the mounting legal costs related to the defense of the lawsuit and recommended that the Board pursue mediation. The Board appreciates the concern.
 3. A resident of Greenwood Court commented in support of the Board. The

resident expressed appreciation for the volunteer Board, noting that we all are neighbors, and recommended that we all be respectful in our dealings. The Board agrees and thanks you!

4. Residents of Deepwood Drive, Lakefield Court, and West Campus Court commented regarding 336 Deepwood Dr. The first resident commented that she would like to see this lot remain undeveloped or have a walking trail. The second resident echoed those comments and hoped that 336 Deepwood Drive would remain a forest. The third resident provided detailed information related to the Root-Pike WIN Conservancy and maintaining the watershed. While the Board recognized the importance to WMC of the property, action related to 336 Deepwood Drive was not a Board action; however, the Board made the LC Clubhouse available to interested members to meet on this issue.
 5. A resident of Birchwood Court commented related to the pool guest fee. The resident expressed concern that the pool guest fee was increased this year to \$5 per guest. Last month the Board determined it would not act on the pool guest fee; however the pool guest fee is on the agenda for June.
- B. Follow-up on Correspondence. President Claudia Simonson provided follow-up on two pieces of correspondence related to the tennis court project sent to the Board in May. The responses were sent on June 5, 2023.
 - C. Revisit Pool Guest Fee. There was discussion related to the options for the pool guest fee: (1) a stepped guest fee based on age; (2) a punch card with buy 8 get 2 free; (3) free guest passes per household; (4) season pass; (5) leave the \$5/guest as is; (6) some combination of these. The directors discussed the pros and cons of each, the implications for enforcement by the lifeguards, the ease of implementation by WPI, the cost to WMC and to residents, and the purpose of the guest fee. There was a motion to modify the Pool Rules and Regulations guest fee so that WMC will issue four (4) numbered free guest passes per household, after which guests will be \$5/guest per day according to the current pool rules; the free guest passes may be shared among neighbors. The motion was seconded and carried. WPI will prepare the guest passes and mail them to each household.
 - D. Revisit the QR Code. The QR Code has been tabled for discussion in the winter months.
 - E. Water Heater Replacement. WPI obtained two quotes on three options for hot water heaters for the Leisure Center, although the LC cannot support an on demand water heater. There was discussion on the quotes on the remaining two options. Mike Palazzola recommended that there be rigid copper connections and "heat trap nipples". There was a motion to approve the WPI quote for a 50-gallon hot water heater, with the provisos noted, with an expected cost of \$1890.00. The motion was seconded and carried.
 - F. Discuss 336 Deepwood Drive. There was a discussion related to soliciting interest from residents of PSAs I, II, III, and V to raise funds to purchase 336 Deepwood Drive and submit a proposal to the Village of Wind Point. The proposal was that the affected PSAs would have an ownership interest in the resulting outlot and the 124 residents would be special assessed for the loan for the purchase. There was a discussion on the initial and on going costs

related to the outlot, e.g., legal fees, real estate taxes, and maintenance. The actual loan amount and potential special assessment were unknown. It was also unclear whether WMC as a whole should purchase the land rather than only the affected PSAs. There was not adequate information for the full board to make a judgment. There was discussion on the desire to maintain the aesthetic quality of Wind Meadows and concern for water runoff. There was a motion to solicit the interest in writing of members in PSAs I, II, III, and V in the next few weeks on raising funds to purchase 336 Deepwood Drive; and to send this solicitation as an FYI to all members of WMC. The motion was seconded and carried with nine (9) yays including two 2 proxy votes and one (1) no. Carrie Amos will work with Mike Palazzola and Marci Boucher on the language of the solicitation.

G. There was no other old business brought to the floor to discuss.

X. New Business

- A. Discuss Deck Railing Codes. There was a discussion on the new state standards and building codes for the spacing of deck railing spindles. The Board agreed that the new requests for changes to deck railings should be required to be in compliance with the new standard but that residents should not be required to bring older, non-complying deck railings into compliance. There was a motion to accept new building codes for replacement decks. The motion was seconded and carried. Mike Palazzola will send language that may be used in the policy and/or GRRs. The ARC request approval letter would indicate required compliance with all laws, codes, and ordinances.
- B. Discuss Water Shed Information. Mike Palazzola raised this issue for the agenda and agreed to table it.
- C. LC Shower Curtains. Memo Fachino recommended that the shower curtains in the LC be replaced, and there was support from the directors. Carrie Amos will follow up.
- D. There was no other new business brought to the floor to discuss.

XI. Correspondence

There was one piece of correspondence brought to the floor for discussion related to the pool guest fees. President Claudia Simonson indicated that the Board would issue a written response to the correspondence prior to the July meeting.

XII. Appoint PSA IV Director

Herb Beighley and Carmen Gaspero submitted written notice of interest to be appointed to the position of the vacant PSA IV director. The directors voted by ballot. A motion was made to appoint Herb Beighley. The motion was seconded and carried.

XIII. Motion to go into Executive Session

- A. A motion was made to go into a closed Executive session at 8:55 p.m. The motion was seconded and carried.
- B. A motion to return to an open session was made at 9:45 pm. The motion was seconded and carried.

XIV. Adjourn

There being no further business before the Board, the meeting was adjourned at 9:45 p.m.

The next **Board Meeting** is scheduled for Monday, July 17, 2023, at 6:30 pm in person at 101 Bayfield Drive, LC clubhouse, and with Washington Properties, Inc. by video/conference call through Zoom.

Carrie Amos
WPI Project Manager