

**WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, August 17th, 2026 – 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 present by 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.

III. Review and motion for the July 2026 Board Meeting Minutes

Bob Randleman made a motion to accept the July 2026 Board Meeting minutes. Dan Crispin seconded the motion, which carried without dissent.

IV. Review Tennis Court resurfacing/replacement options, representative Kayla Brown from Pro-Track and Tennis

Kayla discussed their assessment of our courts after video and pictures were gathered and sent to their professionals for evaluation. Summary:

- The substrate is moving which is causing new cracks.
- Armor system was used by Munson as a crack repair, which is the same product Pro-Track uses. Pro-Track cannot comment on the quality of the installation because they didn't perform the work.
- There is cracking in the middle of the crack repair system, and Pro-Track states this should not happen, but also can't determine why this happened.
- If there is moisture under the Armor crack repair system, that will affect the repair. Ideally, conditions should be as dry as possible prior to installation. Armor specifies it should be at 50 degrees and rising for application.
- Pro-Track only resurfaces courts. They do not build courts. A complete redo would require another contractor who specializes in asphalt.
- Pro-Track provides a 5 year warranty of their work.

Their evaluation resulted in the recommended proposals which were discussed:
Option 1: Tear out all old crack repair, which entails 461' of old crack and 500' of new cracks. This would also include repaint/reline.

Considerations:

- Doesn't stabilize any areas that may crack in the future.
- Timeline for completion, likely next year, as it's wise to go through another winter to re-evaluate again in the spring.

Option 2: Repair the cracks and only retouch where cracks were repaired.

Considerations:

- Will look patchy.

Option 3: Start over with a new asphalt surface to reinstall new cover coating and game lines.

Considerations:

- Most expensive, because there would be a demolition of the old surface, and separate asphalt/construction company involvement.
- Warranty by Pro-Track would only be for 2 years for the repaint. Once cracks start to appear, we'd have to pay for crack repairs out of pocket.
- Pro suggests this option as the best for success in our situation.

Discussion continued and the question was asked if there is any urgency for repair. Consensus was that it was not an urgent situation, that, while the courts were not ideal, they did not present safety or trip hazards.

A question was asked: How long "should" a court last? Pro-Track stated that typically a new court can last between 7-8 years before needing crack repair/repaint.

Selena Muro motioned to open the floor to members to ask any questions of Pro-Track while they were on the call. Courtney Leisen seconded the motion, which carried without dissent.

- A resident stated that they use the courts weekly and don't find the cracks to be bothersome during play, but noted there are multiple dead spots to contend with.
- A resident of Birchwood Ct asked what the life of the courts were prior to being redone. Carrie was able to determine that the original courts were established around 1981. The resident asked if there is evidence of erosion around the courts? No erosion was noted.
- Resident Scott Sellers stated he plays weekly and says the areas of delamination, while not as noticeable, are problematic and will need eventual repair. Those areas were not in the scope of any of the options by Pro-Track. He states there is an advantage of resurfacing with asphalt so that water and moisture can be removed and make the courts last longer. He also offers his assistance and input if we move forward with asphalt resurfacing.
- A resident of Parkwood court is surprised the board would approve a contract that had no guarantee of the work performed.

A motion to close the floor surrounding the tennis court discussion was made by Bob Randleman. The motion was seconded by Dan Crispin and carried without dissent.

V. Review and motion for the July 2026 Financial Statements

A. Cary Anastasio presented the July 2026 financials.

Bob Randleman made a motion to accept the July 2026 Financials. Carmen Gaspero seconded the motion, which carried without dissent.

V. ARC Proposals

- A. 84 Woodfield Ct.
- B. 30 Stonewood Ct
- C. 18 Sandalwood Ct
- D. 9 Beechwood Ct
- E. 14 Lakewood Ct
- F. 2 Cedarwood Ct
- G. 82 Woodfield Ct
- H. 5 Greenwood Ct
- I. 86 Woodfield Ct
- J. 27 Stonewood Ct

Items G-J were pre-approved. Dan Cripsin motioned to approve ARC requests A-F. The motion was seconded by Carmen Gaspero, which carried without dissent.

VII. Committee Reports

A. Leisure Center Committee (LCC) Updates, Selena Muro
Ice cream sales are strong. The annual picnic was cancelled. Planning one more event in December. May need to wait on purchasing more umbrellas and bases due to the previous purchase of pool vacuum.

VIII. Motion to open the floor to the members.

Cory Washkevich motioned to open the floor. The motion was seconded by Courtney Leisen, and carried without dissent.

The following comments were made:

- A resident of Birchwood Ct. asks if there is planned maintenance for changing streetlight lights and bulb cleaning. Carrie stated that there is a wire issue on some of them which is causing a dimming issue, and she is working on getting that fixed. She also notes that the globes yellow naturally and are \$200 each, and we budget to purchase 5 each year. The resident also asked if Brightview performs common area tree trimming. Answer: Yes, contact Carrie with any tree concerns. Lastly, the resident asked who is responsible for pot holes: Answer: The Village of Wind Point.

IX. Motion to close the floor to the members

Dan Cripsin motioned to close the floor, which was seconded by Carmen Gaspero. The motion carried without dissent.

X. Old Business

- A. Follow up on residents' comments from the previous meeting. No follow up needed
- B. Discussed drafting a demand letter to Munson for attorney review. This could cost anywhere between \$245-\$675 or more.

Marci Boucher motioned to approve spending up to \$1000 to send the letter from an attorney. Bob Randleman seconded the motion and a roll call vote was taken.

Voted No: Cory, Selena, Carmen, Sue, Ashley

Voted Yes: Claudia, Courtney, Cary, Bob, Dan, Marci

Motion carried and letter will be drafted.

- C. Pro Track and Tennis Repair Quotes, further discussion

The Board overall agreed that the information Pro-Track provided was adequate. But concerns were brought forth that a new substrate could be VERY expensive. It was suggested to gain a quote for new asphalt so we have the information as we move towards a decision.

- D. Other Old Business - no other old business was discussed.

XI. New Business

- A. Organic Pet Friendly Turf Application, consideration/additional cost per area - discussion tabled until next month.
- B. Review Debt Collection Letter from Kaman and Cusimano, Annual Meeting protocol - tabled until next month
- C. Revision to Bylaws, Article VIII (h) - tabled until next month
- D. Other New Business - no other new business was discussed.

XII. Correspondence to Review - no correspondence was reviewed.

XIII. Motion to Adjourn

A motion to adjourn was made at 7:53 p.m. by Bob Randleman and was seconded by Carmen Gaspero. The motion carried without dissent.

Cory Washkevich
Secretary