

**WIND MEADOWS CORPORATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Monday, August 19, 2024 – 6:30 P.M.**

**I. Call Meeting to Order, President**

President Claudia Simonson called the meeting to order at 6:30 pm.

**II. Roll Call, Secretary**

The following directors were in attendance, in person or via Zoom: Don Allen, Claudia Simonson, Mike Palazzola, Memo Fachino, Carman Gaspero, Meg Richardson, Dan Crispin, Cary Anastasio, Katie White, and Bob Randleman. Marci Boucher was excused. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows, was also present via Zoom.

**III. July Board Meeting Minutes**

The regular Board of Directors meeting minutes from July 2024 were reviewed. Bob Randleman made a motion to accept the minutes, seconded by Dan Crispin. The motion carried without dissent.

**IV. July 2024 Financial Statement Reports**

The financial statements for July 2024 were presented and reviewed. Cary Anastasio shared his financial report. Cary Anastasio provided additional information regarding PSA VI reserve assets, and the Board discussed various line items including building maintenance and guest fees. Dan Crispin made a motion to accept the financial statements, seconded by Bob Randleman. The motion carried without dissent.

**V. ARC Proposals**

- |                     |                          |
|---------------------|--------------------------|
| A. 7 Beechwood Ct.  | PSA 4 (approved 7/29/24) |
| B. 6 Beechwood Ct.  | PSA 4                    |
| C. 3 Redwood Ct.    | PSA 4                    |
| D. 15 Greenwood Ct. | PSA 4                    |
| E. 32 Lakewood Dr.  | PSA 3                    |
| F. 26 Lakewood Dr.  | PSA 3                    |

The ARC recommended approval for the change applications listed above. A motion was made by Mike Palazzola and seconded by Carman Gaspero to approve all change applications. The motion carried without dissent.

**VI. Motion to open the floor to the members**

Memo Fachino motioned to open the floor to members; Carman Gaspero seconded. The motion carried without dissent.

- A. One member, residing on Deepwood Drive, made a comment regarding the Leisure Center Committee's proposed edit to the Tennis and Pickle Ball (PB)

Courts Guidelines Rules and Regulations (GRRs). She noted that both sports share the courts, which is true of 35% of courts in the area. She described how PB fosters socializing and banter, that PB has a louder ball, that there are more PB players in a smaller space than on the tennis courts. More PB players equal more guest fees. In her experience, however, PB players play music at a respectable level, and neither PB nor tennis players should be penalized.

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

Memo Fachino motioned to close the floor; Bob Randleman seconded. The motion carried without dissent.

## **VIII. Committee Reports**

### **A. Leisure Center Committee (LCC).** Don Allen provided two proposals on behalf of the LCC.

1. Request for tree removal. The LCC recommended that the honey locust tree that overhangs the tennis/PB courts be removed or that the limb that overhangs the courts be trimmed. One Board member also recommended that another nearby tree be removed. The cost of the tree removals would be \$2200. The Board discussed and there were suggestions that the players sweep the courts instead. Carrie Amos noted that the honey locust had a trimming of all unhealthy limbs last year but otherwise, she and the LCC agreed that the tree was healthy. There was no discussion of cost of tree trimming. Mike Palazzola made a motion to trim the branches of the honey locust tree that hang over the court fence this fall/winter. Bob Randleman seconded, and the motion carried with three opposed: Carmen Gaspero, Memo Fachino, and Claudia Simonson.
2. Request for additional rules in the Tennis and PB Courts GRRs. The LCC recommended that, based on a complaint from a WMC member who plays tennis that the PB players were excessively loud, the Tennis and PB Courts GRRs be edited to prohibit yelling and music on the court. The Board discussed, noting that there was a court courtesy section in the GRRs already. Players, and members using the LC facility generally, should be courteous to others and request that other do the same. Bob Randleman made a motion to not change the Tennis and PB Courts GRRs which Dan Crispin seconded. The motion carried with one opposed: Don Allen.

### **B. Pathway Committee. Update.**

1. Jim Kroll provided an update on the easement, which was unchanged from the July meeting. The Village has estimated the costs of maintenance at \$4000 annually, which would be split among the Village, SCJ, Prairie, and WMC. Jim planned to follow up with the Village on status.
2. Carrie Amos followed up with Compass Ins about WMC's liability for the path. John Freeze at Compass responded that coverage was extended to any land owned by WMC.
3. On a related note, in response to an inquiry from Carmen Gaspero whether WMC should put up signs that inform people who walk on the pathway that they

are using the path at their own risk, WMC declarations and GRRs do not allow signs of that nature.

## **IX. Old Business**

### **A. Follow up on resident comments from the July 2024 Meeting.**

1. There were no comments during open comment.
2. There was one piece of written correspondence to the Board in July: the resident noted that the cross talk in the room at the LC during the meeting makes it challenging to hear any one speaker. The Board is kindly requested to be mindful of cross talk during the meeting.

### **B. Tennis and PB Court Benches.** Carrie Amos provided an update on the purchase of two benches for the courts and the estimated delivery date of 8/27/24.

### **C. Legal Descriptions.** Claudia reported that Carrie Amos contacted Attorney Henzl on 7/15/24, and his office responded that he would be meeting with the surveyor Mark Madsen on 7/26/24 regarding the legal descriptions for the PSAs and roads in Wind Meadows.

### **D. ADA Committee.** Claudia Simonson noted that based on the solicitation for volunteers that Carrie Amos sent, there have been four volunteers thus far for the ADA construction committee. The Board discussed appointing those volunteers now or waiting, and also continuing to solicit volunteers. Bob Randleman made a motion which was seconded by Dan Crispin to appoint Andrea Rufo, Elizabeth Olley, Carole Richard, and Marsha Connect to the ADA Construction Committee. The motion carried with no dissents. Thank you to these volunteers! The Board is grateful for your interest, and hope that you will act as ambassadors for this project. Carrie Amos will send another solicitation for volunteers to the membership.

### **E. LC Door Replacement.** The French doors on the main level of the LC Clubhouse are rotted and leaky and require replacement. Carrie Amos has obtained a second estimate at \$8229. The Board discussed and still has a few questions. Dan Crispin made a motion to table until September so that outstanding issues related to ADA and other questions may be addressed. Katie White seconded, and the motion carried without dissent.

## **X. New Business**

### **A. Independent Insurance Consultant.** Claudia Simonson presented a proposal from John Daniels and Fidelis Insurance to act in a consultant capacity during CY2025 for \$8000 for 40 hours of work within 60 days, and afterwards on an hourly basis. Claudia described the challenges the association faced obtaining coverage last spring, and the assistance WMC received at no cost from Fidelis, and Bob Randleman provided additional details about the insurance landscape.

The Board discussed the necessity for a consultant. Dan Crispin made a motion to approve the proposal and Bob seconded. The motion carried without dissent.

**B. Other New Business.**

1. No other new business was brought to the floor.

**XI. Correspondence to Review.**

There was no written correspondence to the Board to be discussed during the September Board meeting.

**XII. Motion to Adjourn.**

Adjourned at 8:08 p.m.