

**WIND MEADOWS CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
Monday, November 17th, 2025 – 6:30 P.M.**

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

President Marci Boucher called the meeting to order at 6:37pm

**II. Roll Call, Secretary**

The following directors were in attendance, in person or via Zoom: Don Allen, Cary Anastasio, Marci Boucher, Dan Crispin, Carmen Gaspero, Selena Muro, Mike Palazzola, Claudia Simonson, and Cory Washkevich. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows, was also present via Zoom.

Bob Randleman and Meg Richardson were absent

**III. Review and motion for the September 2025 Board Meeting Minutes**

Carmen Gaspero made a motion to accept the October Board Meeting minutes. Don Allen seconded the motion, which passed without dissent.

**IV. Review and motion for the September 2025 Financial Statements**

A. Mike Palazzola presented the October 2025 financials. Discussion points:

- Ground maintenance for all PSAs is higher than one would expect this late in the season due to delayed billing for tree work done earlier in the year.
- Building maintenance is only \$4k over budget for the month (\$21k over budget total) but reflects the major improvements we've made on some buildings. Big projects like painting and roofs. that use some funding from capital reserves, and some from 9220 Building Maintenance, explains the variance.

Dan Crispin made a motion to accept the October 2025 Financials. Carmen Gaspero seconded the motion, which carried without dissent.

B. All PSA 2026 budgets are set, and monthly dues are as follows:

**PSA I 68 PATIO HOMES \$385**

**PSA II 29 PATIO HOMES \$350**

**PSA III 21 MANOR HOMES \$500**

**PSA IV 111 SINGLE FAMILY HOMES \$155**

**PSA V 6 GARDEN HOMES \$465**

**PSA VI 28 VILLAGE HOMES \$380**

**PSA VII 37 SINGLE FAMILY HOMES \$155**

**PSA VIII 16 PRAIRIE MEADOW HOMES \$420**

Carmen Gaspero motioned to accept the 2026 budget. Cary Anastasio seconded the motion, which carried without dissent.

B. Special Assessments approved for 2026:

**PSA II - \$840.00**

Claudia Simonson motioned to approve the PSA II special assessment. Dan Crispin seconded the motion, which carried without dissent.

## **V. ARC Proposals**

The following ARC Proposals were discussed - all were recommended for approval by the ARC.

- A. 154 Lakefield Ct PSA 1
- B. 26 Stonewood Ct PSA 2
- C. 114 Woodfield Ct PSA 1
- D. 4 Redwood Ct PSA 4
- E. 48 Parkwood Ct PSA II
- F. 106 Woodfield Ct PSA 1

Don Allen made a motion to approve all proposals. Cary Anastasio seconded the motion, which carried without dissent.

## **VI. Committee Reports**

A. Leisure Center Committee (LCC) Updates, Selena Muro

The second happy hour was last week, with about ½ the attendance of the first. The committee is considering all new suggestions and discussing another possible event in February. December 4, 2025, is the next meeting at which the committee will decorate the leisure center for the holidays. The decor will be removed during the January meeting.

B. Elections Committee, Anne Stoltenberg

The annual appointment of members is as follows:

Anne Stoltenberg, Mary Chovan, Corrine Merry, Angie Burwell, and Mare Wheeler.

Carmen Gaspero motioned to approve the committee members. Cary Anastasio seconded the motion, which carried without dissent.

C. Reserve Committee

No volunteers have come forward yet.

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

Dan Crispin motioned to open the floor and was seconded by Cary Anastasio.

No members spoke.

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

Claudia Simonson motioned to close the floor, which Don Allen seconded.

## **IX. Old Business**

A. Follow up on residents' comments from the previous meeting - no follow-up needed.

B. Other Old Business - No other old business was discussed.

## **X. New Business**

A. Kaman & Cusimano Recommendations, Carrie

Kaman and Cusimano are our outside counsel and provide some recommendations that could streamline our processes.

They recommended:

Changing the voting threshold from 95% to 66%

Removing a director for removing a board member not in good standing

Electronic notice and voting

Assessment collection

Claudia Simonson recommends we do not make any of these changes.

B. Brightview Discussion, Don Allen

Our contract date for snow removal is November 15th, so with the early snowfall on November 10th, there were some issues. Brightview was made aware, and they have assured us that this will not happen again.

C. Other New Business - Dan Crispin suggests having a December Zoom meeting to discuss the board slate, and all agreed.

**XI. Correspondence to Review**

No additional correspondence was reviewed.

**XII. Motion to Adjourn**

Meeting adjourned by Marci Boucher at 7:13pm.

Cory Washkevich  
Secretary