

**2016 WINDSOCK VILLAGE PROPERTY OWNERS
ANNUAL MEETING - MINUTES
JUNE 11, 2016 – 9:00 AM
13 Apache Lane, Ted Roberts' hangar**

1. Certification by Secretary of notice given for the meeting

- The meeting was held at Ted Roberts's hanger at 13 Apache Lane.
- Bob Pustell called the meeting to order at 9:15 AM. He took a moment to reflect on the life of Dwight Allenson who died this past Thursday.

2. Establishment of quorum

- The Secretary certified that notice of the meeting was given and that a quorum had been established.
- 33 members were checked in and 20 were needed for a quorum. There were 17 proxies.

3. Review of minutes of 2015 Annual Meeting

M/S/P It was moved and seconded to approve the minutes as printed. The motion passed.

4. Report of the President

- Association is in good shape fiscally and physically.
- Board members were introduced and thanked for their service.
- Thanks to Ted & Lucy Roberts for hosting meeting for the past two years.
- Thanks to Ben & Linda Brown for coordinating lunch for the last two years.
- Thanks to Pat Pustell for coordinating the Welcome Baskets.
- Please obey the Ossipee leash law, especially near the runway.
- Please stay off the runway and no vehicles other than maintenance vehicles.
- Please travel slowly on our roads. It was mentioned that some folks are going 35-45 miles rather than 25 miles. There were a number of suggestions regarding signage. Bob suggested folks put their suggestions in writing and send them to the BOD.
- There is an ongoing litter problem in Windsock. If you are out walking, bring a bag and pick up what you can. We want to keep Windsock clean.
- The board is developing a policy manual.
- The www.WindsockVillageAirpark.com web site is up and running. If folks need the passwords for

the secure area, contact windsockvillageairpark@gmail.com.

- Friday-life celebration for Dwight Allenson at the Pustell’s house. It will be at 5 p.m.
- Bob’s e-mail list is run by Bob and not an official list. Owners can sign up.
- New members were introduced and welcome buckets were distributed.
- Fly in was last weekend and was quite successful.
- Property Maintenance is now just about at full speed with appropriate contractors in place. Matt Welch is our new contractor. Plowing contractor is John Cyr.
- Please try and get lots in Windsock-prettyed up! If the BOD receives a letter, they can act to contact an owner in violation. There was discussion about the process for handling violations of the C& R. Ben hoped that neighbors could just talk to neighbors. Greg Vince felt that the BOD is charged with enforcing the Covenants and Restrictions for the good of the community. Bob indicated we are trying to strike a balance in property maintenance without being too forceful.

5. Report of the Treasurer

6.

FYE 5/31/16			
Final Budget 2015/2016		\$88,160	
Actual Expended 2015/2016		81,597	
Surplus		6,563	
Surplus comprised of:			
Did not use reserve account		4,000	
Lower than budget office admin		658	
Lower than budget road maint		984	
Lower than budget road sign maintenance		500	
		\$6,142	
Cash in Bank (6/10/16)			
Checking		39	
Savings		101,370	101,409
Total Cash in Bank			101,409
Original Loan			250,679
Principal balance	5/31/2015		174,835
Principal balance	5/31/2016		159,488
Total Prin Pays	FY16		15,347
	Total Pays		27,360
	Interest		12,013

M/S/P to accept the treasurer’s report as presented.

6. **Old Business:** Vacant lot at entrance is now ours and is getting tidied up.

7. **Presentation and consideration of the budget**

(Adoption of budget to follow discussion/action on money items.)

Barb reviewed the budget line by line and explained the rationale. The total assessment per property owner will be \$749 (includes the \$59 for road resurfacing).

M/S/W There was a motion and second to accept the budget as presented. The motion was withdrawn.

M/S/P Peter Lambert moved that the membership authorize up to \$5,000 from savings to finish the roadside maintenance. It was seconded and approved.

M/S/P There was a motion to approve the budget as amended. Motion was approved.

8. **Election of Trustees:** 3 for 3 years

3 year terms expiring: Greg Howard, Greg Vince, Ted Roberts

There is a vacancy on the BOD due to Dwight Allenson's death. Glenn Mori nominated Lisa Maggiolo to fill the unexpired term.

M/S/P Peter Lambert moved that the secretary cast one ballot for the 3 year terms, Greg Howard, Greg Vince, Ted Roberts expiring and Lisa Maggiolo to fill the unexpired term of Dwight Allenson's of one year. There was a second. The motion passed.

9. **New Business:** None

10. **Final approval of budget**

M/S/P There was a motion and a second to approve the June 1, 2016-May 31, 2017 budget. The motion passed.

11. **Any other discussion-**Glen Mori asked that the group informally vote on the proposed runway. This was out of order since this meeting was for property.

Greg Vince mentioned that the policy regarding homeowner's property maintenance indicates that the BOD acts when they receive a signed letter. Greg would like the BOD to be more proactive and identify properties not in compliance if a signed letter has not been received. Nancy Wogman felt that all property owners should also be more proactive in identifying deficiencies and sending a signed letter.

M/S/F Greg moved that the BOD get proactive and identify deficiencies in resident's properties that do not meet the language in the C & R's. It was seconded. There was more discussion. The intent was that the BOD be allowed to initiate action. Larry Wogman called the question. There was a vote by card. 20 in favor. 26 opposed. The motion failed.

There was a motion to adjourn at 11:26 a.m. to be followed by a community picnic.

Respectfully submitted,

Nancy Wogman