

WVPOC Board Meeting
6:30 PM April 19, 2016 at Bob Pustell's Home
MINUTES

Attendees:

Ted Roberts
X Bob Pustell
Barbara Clifford (ex officio)
X Meriel Mingori
Ben Brown
X Dwight Allenson
X Stanley Brothers
X Greg Vince
X Greg Howard
X Nancy Wogman

Guests: Peter Murphy, Nick Anania

The meeting began at 7:45 p.m.

1. **Attendance** There was a quorum.
2. **The minutes of Apr 5** meeting were approved as printed.
3. **Treasurer's report**

Outstanding dues: \$18,987.00, 12 a/c's, vs \$14,656.00, 10 a/c's this time last year. The three accounts with liens = \$12,678.00 of outstanding balance.

Checking a/c balance: \$440.00
Savings a/c balance: \$120,351.00

Change property electricity to \$900 in the proposed 2016/17 budget.

Greg Howard wondered how much we paid Jack Pine. In the past, we had brush cleared, roads blown, taking care of drains, etc. There has not been a true fall cleanup. Greg doesn't feel we have enough in the budget to take care of things that have not been maintained in the last few years, due to lack of a contractor.

The report was approved as e-mailed.

4. **Old Business - Mori hangar discussion**, mediation scheduled for April 27, 2016, papers submitted to lawyer (thanks to Bob for his hard work in their preparation). The committee consisting of Bob P., Dwight A., Greg V., and Nancy W. will meet on Friday April 22 at 2 pm at Dwight's house to prepare. It was suggested that Glen Mori submit a proposed plan and a

timeline.

- **DeWitt property**-Bob will call to see where he is.
- **Fly-in/Open House** - Adding a rider to insurance policy to protect volunteers should there be a problem. It will cost \$150.
- **Annual Meeting planning** materials need to be with Nancy by **April 25**.
- **Funds remaining** & what to spend them this fiscal year-Stan got estimates for the basins near Stanley's house. The sealed bids were opened. John Cyr-\$3,000 for each basin. Wayne Lloyd-\$6,000 for both. Greg suggested that we get the sand off the road before we do the drains.

It was moved by Greg Howard and seconded by to approve the proposal presented by Wayne Lloyd. Stanley B. abstained. Motion approved.

5. Public Input - none

6. New Business –

1 Navajo Trail utilities connections-Peter Murphy used to live here and is now building on Navajo. There is no underground conduit to his property. To bore under the road will cost \$7,000 to position a conduit. The blue house next to Murphy's property has overhead power but it's a secondary line. NHEC wants to place one pole on Navajo and then across to Murphy's house. Therefore, there will be two poles going down Navajo. Does that cause a problem? Greg asked if there were additional conduits in WVII to empty lots. If he goes with buried utilities it's an additional \$7,000 whereas going with the poles, it is about \$5,500. Nancy wondered if we would be setting a precedent, since WVII has underground utilities. Discussion followed.

Greg H. moved that the board give permission to Peter Murphy to pursue power to his property overhead. Merial seconded. There was discussion. There were 6 votes to approve and one against. The motion carried.

-Pretty up new lot at entrance-Greg V. will investigate.

-Review maint contractor bids- we received two bids, which were opened at the meeting. It was noted that Nancy created the Request for Proposal, which can serve as a template in the future.

Community Landscaping

- mowing, trimming and blowing of common areas \$385 each = \$7,315
- clearing sides of road in spring and fall = \$1,500 -
- one brush cutting of roads to remove saplings, = \$3,500
- road maint. & storm cleanup when needed \$55/hour;

- one sand removal off road-side edges = \$3,450
- one fall cleanup-\$500
- **Total** =**\$16, 750.**

We'd need to budget \$20,000.

Matt Welch

- mowing, trimming and blowing of common areas = \$1,400
- spring and fall cleanups of common areas = \$750
- clearing of sides of roads through out village in spring = \$2,400
- Arrange for flail mower for sides of roads = \$4,700
- Storm cleanup when needed \$60/hr.-one man, \$40-2 man
- Maintain sides of roads as needed = \$160
- Spring cleanup of road sand = \$900
- Fall cleanup of pine needles, etc. = \$1500
- **Total** **\$11,810**

Stanley moved and Dwight seconded to select Welch Property Maintenance as our contractor. We need a current insurance certificate. The motion was approved.

Greg Howard is willing to be the contact facility person.

7. Public Input

8. Other Business - Next Meeting May 3, property first, location Pustell's

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Nancy Wogman, Secretary