

**WVPOC Board Meeting
Sept 20, 2016
Nancy Wogman's Home
Minutes**

Attendees:

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

The meeting began at 7:20 pm.

1. **Attendance**-There was a quorum.
2. The **minutes of the Aug 16** meeting were approved as presented.
3. **Treasurer's report**

Total outstanding dues \$27,573; current year balances; \$13,972; prior year balances: \$13,601. Prior year balances include 4 a/c's. Twenty one accounts past due both this year and at this time last year. 12 Red Baron foreclosure sale occurred. Bob has been in contact with new owner. We continue to attempt collection of past due amounts. Barb will be instructed to right off the past due amount on the 12 Red Baron property.

Checking a/c balance: \$5,447.00
Savings a/c balance: \$150,121.00

Barb also presented a quarterly report of the Budget to Actuals.

The report was approved as presented.

4. **Old Business** - DeWitt property, continued-no changes
 - Collect individual lists of C&R problems and review letter to owners- We also need someone (not a BOD member) to officially identify those properties in violation. Greg will finish the letters and send them out to those with direct C & R violations.

- New road signs are made, ready to be installed. Paint stop lines and stripes? Greg Howard had dig safe come and mark where underground lines are. Ben and Greg and Stan will put in the signs on Tuesday, Sept. 27 at 5:30 p.m. They will meet at Bobs house.
- There was a concern about the stones in the road. It was suggested that small stones be put on the side to stop people from cutting the corners.
- Update (if any) on foreclosure sale and tax seizure in Windsock - 12 Red Baron foreclosure sale occurred. Bob has been in contact with the new owner. We continue to attempt collection of past due amounts. Greg suggested our lawyer draft a letter to send in the attempt to get the past due fees. An official letter may get a response. It was felt that it would be a waste of money.
- Ted Roberts reinstalled uprooted road signs. Thanks Ted!
- Update/review road clearing operations-The cul de sacs just need to be done. Matt Welch will use the flail mower the 3rd week in October. Matt will also clear the other drains.

5. Public Input none

6. New Business

– Discuss plowing contract options – multi year? By the hour? Etc?
 Soaring Heights does not sand, so the contract would have to be modified. Should we do a fixed price option or go by the hour? They would like a 3-year contract. They would like to see Windsock expenditures for the past few years to determine how much they would quote. Give them the total expenditures for the year. Give the Cyrs dollars spent on plowing and \$'s spent on sanding.

-- Ben Brown suggested surveillance cameras – Chief says we need license plate numbers. Need electrical power or need to transfer to wifi. There was a feeling that individuals put cameras up on their property rather than BOD.

Greg moved that we not expend WPOC funds for surveillance cameras. Stanley seconded it.

Discussion: The chief would be willing to come to any board meeting to discuss security. Greg Howard would like more patrols in the Village, but not cameras. It was suggested that Bob continue to send out e-mails

alerting members to incidents, to the installation of stop signs and also red number signs. Emphasize—if you see something, say something. Remember the leash law.

6 in favor and 2 opposed. The motion passed.

Meriel mentioned that Chip Johnson may be building a structure. Need to check for building permits and report to the town if there is not one.

She mentioned a few places on the side of the road that need to be improved.

Nancy mentioned the need to be aware of the Westward Shores Expansion and the potential negative impact that expansion will have on the water quality of Lake Ossipee.

- Renewing the C & Rs—a majority of all property owners have to vote to renew. We will need to get proxies from as many property owners as possible. This happens every 20 years. The C & Rs establish the cooperation as an entity.

7. Public Input - none

8. Other Business - Next Meeting Oct 18 at Pustell's

The meeting adjourned at 8:49 pm

Respectfully submitted,

Nancy Wogman, Secretary