

**WINDSOCK VILLAGE PROPERTY OWNERS CORP.**  
**MINUTES OF 07/15/2014 MEETING**  
**Property Owners Corp Meeting**

**Location:** Bob Pustell's

**Attendees:**     Ted Roberts  
                   Bob Pustell  
                   Barbara Clifford (ex officio)  
                   Meriel Mingori  
                   Steve Moore  
                   Ben Brown  
                   Dwight Allenson  
                   Stanley Brothers  
                   Greg Vince  
                   Nancy Wogman

**Guest:** Tom Kondrat

**Meeting start time: 7:06 pm**

Bob Pustell called the meeting to order and proposed the draft agenda which was accepted.

1. Attendance-There was a quorum

2. The minutes of 5/20/2014 and 6/14/2014 meetings were approved as printed.

3. Treasurer's report

- Outstanding prior year assessments past due \$8,558; 6 accounts , 2 with liens placed previously, 2 going to have liens placed on them and one going to small claims. One is making payments. The account that was in small claims paid.
- Checking a/c balance: \$21,490.00
- Savings a/c balance: \$88,633.00
- Excess cash will be move to savings once today's deposit clears.
- Data for tax return will be moved to tax accountant this week.
- Current year assessments due 7/25/14

The treasurer's report was accepted as e-mailed.

4. Old Business - Review annual meeting and draft minutes, think about Treasurer (we should find one and give Barb a break)

- Bob gave Nancy a few changes to the draft.

5. Public Input-none

6. New Business –

- Maintenance contractor discussion

Steve and Bob met with a landscape contractor willing to do more work. He lives in Windsock and may have more commitment. He will clean the worst drains.

Jack Pyne's crew did blow out the drains, but they need to be done better. Jack will continue the mowing, but not other tasks.

- Town property tax/appraisal discussion –

Tom Kondrat came to the meeting to discuss and explain the possible overtaxing in Ossipee. For the purposes of this meeting's discussion, the town taxes, not school or fire were discussed. Tom felt the town may be assessing Windsock properties incorrectly.

Most recent assessment was in 2010. Much discussion ensued regarding the tax rate, etc.

Tom-recommended talking to Todd, the Assessor, and asking to understand the revaluation process. He'll request a list of all the properties in the town that have recently sold. He'd like to see if there are unqualified sales that were not used.

Regarding a timeline-Tom will initially talk to Todd and then come back to the BOD next month. Tom will get a summary of what he learns to Bob to forward to the BOD.

Tom read the statute on how property is appraised in the state of NH.

#### 7. Other Business

Ben Brown mentioned that if there is a minimum of 500 gal. in the Village for oil, then residents could get a lower rate.

Moved to adjourn at 8:15 p.m.

**Next meeting:** – August 19, 2014, location Bob Pustell's

Respectfully submitted,

Nancy Wogman, Secretary