

**WINDSOCK VILLAGE PROPERTY OWNERS CORP.
MINUTES OF 09/16/2014 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

Meeting start time: 7:15 pm

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

1. Attendance-There was a quorum

2. The minutes of 8/19/2014 were approved as printed.

3. Treasurer's report

Outstanding dues: \$26,651.00, 25 a/c's with balances outstanding today vs 19 a/c's at same time last year. 6 accounts have prior yr. balances. 4 have liens placed on them.

Checking a/c balance: \$294.00

Savings a/c balance: \$144,133.00

Budgeted summer road maintenance = \$16,000

Actual summer road maintenance = \$7,818

Left to spend = \$8,182 (Jack Pyne has not submitted bills, but they will total about \$1,000)
Spring and Fall cleanups are about \$6,000, so we are right on target.

Tax returns have been filed and the tax accountant has been paid.

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

Nancy raised concern over the number of outstanding accounts. Members discussed possible solutions to this problem. It was suggested that there be a list of those who are delinquent posted on the bulletin board. We should also consider fines or higher interest levels. Another idea was to send a membership-wide letter regarding this issue of delinquent accounts. Steve suggested asking Barb how much we will collect by the end of the year and what is the uncollected balance. We want to see if there is a steady upward trend from previous years. Before we take further action, Bob will get this info from Barb.

4. Old Business

-Maintenance contractor and maintenance work done discussion-Fall cleanup-cut sides of the roads and clean up needles, etc. Get Matt Welch to cut sides and then clean up what they cut.

-Town property tax/appraisal discussion-Tom Kondrat indicated that Todd (town hall) might not be doing the reval because it goes out to bid. In Dec. the town will know who the assessor will be. The letters to homeowners will go out late spring and early summer. They try to do 20-25% every year so the cards are correct. When the letters go out is the time when homeowners need to act.

Tom went through all the sales in Windsock. Unqualified, qualified, exempt. Unqualified means it was a family member, a forced sale, etc. The town will throw out a high sale or a low sale. Tom thinks they are exempting some of the sales they don't like (too high or too low). To show that our assessment should be brought down, we need to know the asking price and the assessed price of homes in Windsock that are for sale and see if they are the same. By the end of 2015 we have to question them. The official assessment date is April 1.

Nancy will work with Tom to do some of the legwork.

1. Look at assessed values and what houses sold for.
2. Look at unqualified – why are they unqualified?

5. Public Input-none

6. New Business

-Lot at Windsock entrance may be available-buy it? It is available to us if we wish to purchase it. The current owner, Laura Weaver purchased it for \$15,333. The current assessed value is \$15,200. She owes about \$1,000 in back taxes. She's spent money on the concrete slab and culvert. And she paid to clear the lot. She is not willing to give the lot away. She wants an offer in the high \$20,000's. We could buy it and put a deed restriction on it as a single-family dwelling or keep it as undeveloped. The BOD directed Bob to indicate that we are very interested, but need to wait until the annual meeting in June of 2015. We'd also like to know if she has another offer before that annual meeting so that we could counter offer.

-Roberts letter re: Mori property woodpile, hangar completion-after discussion it was decided to focus on the hangar. The hangar is in violation of the C & R's and the BOD agreed to send a letter to Mr. Mori. The hangar door does not go to the ground. It is not trimmed on all three sides and is not finished to match the building. The garage door opening is also not completed. Bob will draft a letter and will send the draft to the Property Board for review before it is officially mailed via certified mail.

7. Other Business

Moved to adjourn at 9:30 pm.

Next meeting: – Oct. 21, 2014, location Bob Pustell's

Respectfully submitted, Nancy Wogman, Secretary