

WVPOC

6:30 PM Nov 13, 2014

Bob Pustell's Home

DRAFT

MINUTES

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 pm

WVPOC

- 1. Attendance** There was a quorum.
- 2. Approve minutes** of Oct 21, 2014 meeting. The minutes were approved.
- 3. Treasurer's report**

Outstanding dues: \$21,017.00, 19 a/c's with balances outstanding today vs. 18 a/c's at same time last year. 5 accounts have prior yr. balances. 4 have liens placed on them. 14 Old Mill (formerly Bearce) has been foreclosed on. Seeking current year outstanding balance from Fannie Mae. May lose approx. \$200.

Checking a/c balance: \$2,407.00
Savings a/c balance: \$144,164.00

Budgeted summer road maintenance = \$16,000
Actual summer road maintenance = \$9,338
Left to spend = \$6,662

The e-mailed report was approved as sent.

4. Old Business - Road mow done, fallen tree cleared thanks to Steve Moore Jr. and Sr. and fall cleanup scheduled

- Town property tax/appraisal discussion. Tom and Nancy met and Nancy will continue gathering data. Tom and Nancy will visit the town offices in January to view the qualified and disqualified sales in Windsock. There will be more to be done, once the 2015 assessments are completed.

- **Mori hangar completion discussion, continued, report on Lawyer mtg.** Bob was impressed with the lawyer as she does other associations and is \$75/hr. cheaper. She drafted a proposed letter as we had already sent a certified letter that Greg also hand-delivered it to Mr. Mori.

Bob read a draft letter addressed to Glen Mori. It was suggested that the letter be sent it regular mail, certified mail and then if needed, hire a certified delivery service to bring the letter to his door. The letter should be dated as of today or later and then Mr. Mori should be given 2 months to comply. Bob will also check on a few grammatical issues in the letter.

Discuss C&R enforcement or lack of it. How? How much? By Whom? Greg Vince has sent a letter about the appearance of some properties. The BOD policy has been that we respond to signed letters that have been sent to the BOD.

It was suggested that we draft a letter in the New Year and alert Windsock property owners to the issue of cleaning up their properties in compliance with the C & R's.

- **DeWitt property** - letter sent, but no response to date.

- **Flagpole light** repair update-Nick was thanked for his work. He'd like to know how much we save with the new LED light.

5. Public Input-none

6. New Business - Need construction approval person, Bob has been filling in for Bill Clegg. Steve suggested that BOD members could approve so that Bob wouldn't have the sole responsibility.

Letter from Greg Vince regarding 16 Cherokee Lane and the hanger. Bob was directed to send a letter to the estate regarding the violation of the C & R's. Bob will send a draft to the BOD members.

7. Other Business - Next Meeting Dec 16th, location Pustell's

It was moved to adjourn at 8 p.m.

Respectfully submitted,

Nancy Wogman, secretary