

## **DRAFT**

### **WINDSOCK VILLAGE PROPERTY OWNERS**

#### **ANNUAL MEETING Minutes**

**JUNE 8, 2013 – 1:00 PM**

1. Certification by Secretary of notice given for the meeting
  - The meeting was held at Anne & Stafford King's hanger.
  - Bob Pustell called the meeting to order at 1:00 PM
  - The Secretary certified that notice of the meeting was given and that a quorum had been established.
  
2. Establishment of quorum
  - 24 members were checked in
  
3. Review of minutes of '12 Annual Meeting
  - **Motion #1: Approve minutes: Passed.**
  
4. Report of the President
  - Association is in good shape fiscally and physically.
  - Board members were introduced.
  - Thanks to Anne & Stafford for hosting meeting.
  - Thanks to Mac & Karen McIver for serving lunch.
  - 3 new members were introduced.
  - Summer maintenance contractor issues were reviewed.
    - The board will explore the option of establishing a paid property manager position.
    - A road master plan will be developed over the next year.
  - Please obey the Ossipee leash law.
  - Please stay off the runway.
  - The north end of the runway is NOT a legal road, it is a taxiway and an emergency exit for Soaring Heights.
  - Comment: What is the policy for snowmobiles on the taxiways? Common sense we don't have a problem with using the edge of the taxiways as a way to get to the trails, but, not for regular riding.
  - The Nature Conservancy land policy is no wheeled vehicles or motorized vehicles on the land.
  - The Windsockcommunities.org web site is under construction.
    - Please send pictures.
  
5. Report of the Treasurer

- Budget sheet shows that invoices were paid through 5/31/2013
- \$65884 of \$79990 was spent.
- Favorable items include: reserve, winter road maintenance and legal expense
- Checking balance: \$534.00
- Savings total balance:\$69000.00
- Outstanding assessments:
- x accounts past due.
- Past due balance: \$6000.00 (approximate)
- Liens on 3 properties, 3 more may get liens
- Paving loan balance:202,593.00 (original loan: 250,000.00, 15 years)
- **Motion #2: Accept treasurer's report, Passed.**

6. Old Business:

- Legal Action summary
  - It is over. Windsock Village is no longer a co-defendant.

7. Presentation and consideration of the budget

(Adoption of budget to follow discussion/action on money items.)

- Comment: Can the lot owned by the association be donated to the Nature Conservancy, or be combined with the common area? The board will explore options.
- We still have several drains that need to be put in.
- Total amount: 79,960.00
- Assessment: 678.00

8. Election of Trustees: 3 for 3 years

3 year Terms expiring: Steve Moore, Ted Roberts, Bill Clegg

1 year term remaining: Nancy Drach (sold house and moved)

- Nominations for expiring terms: Steve Moore, Ted Roberts, Bill Clegg, Roger Currier
- **Motion #4: Approved to cease nominations. Passed.**
- **Final count, written ballot: Ted Roberts 21, Bill Clegg 37, Steve Moore 26, Chris Downing 19, Roger Currier 16. New board members are Ted, Bill and Steve**
- Nomination for 1 year term: Nancy Wogman, Chris Downing
  - **Motion: Cease nominations. Passed.**
  - **Final count, visual ballot: Nancy Wogman 26, Chris Downing 10. Nancy is our new board member.**

9. New Business:

- Update on maintenance contractor (Eaglecrest has shut down).

- 3 bids received, only one addressed all items on specification
  - Historic 125/mow (Glenn)+50/hr for extra work
  - Upper Valley 60 /mow
  - Dig & Doze 200/mow
  - Steve Moore 125/mow (same price as Eaglecrest)
- The board recommends Steve Moore's proposal.
- **Motion: Accept Steve Moore's proposal for summer maintenance. Passed.**
- Member input by Patricia Pustell to discuss "Celebration Event".
  - August 10<sup>th</sup> Potluck at the Young's on the runway starting at 12 PM. The Red Hat Band has been contracted from 5pm to 10pm. This is not being organized as a fly-in. Rain or shine.
  - Motion: Use the hospital fund of 150.00 to support the "Celebration Event"
- Member input by Glen Mori to discuss "Board Member Conduct"
  - Glen submitted a letter to the board.

10. Final approval of budget

- **Motion: Approve final budget as proposed. Passed.**

11. Any Other discussion

Comment: Thanks to Bob Pustell.

**A motion was passed to adjourn at 2:10 PM. Passed**

Respectfully submitted:

Tom Gill  
Secretary