

WINDSOCK VILLAGE PROPERTY OWNERS
ANNUAL MEETING Minutes
JUNE 14, 2014 – 9:00 AM

1. Certification by Secretary of notice given for the meeting
 - The meeting was held at Ted Roberts's hanger at 13 Apache Lane.
 - Bob Pustell called the meeting to order at 9:11AM
 - The Secretary certified that notice of the meeting was given and that a quorum had been established.
2. Establishment of quorum
 - 28 members were checked in
3. Review of minutes of '13 Annual Meeting
 - **Motion: Approve minutes: Passed.**
4. Report of the President
 - Association is in good shape fiscally and physically.
 - Board members were introduced.
 - Thanks to Ted Roberts for hosting meeting.
 - Thanks to Ben & Linda Brown for coordinating lunch.
 - Bill Clegg's situation was reviewed, and Bill sends his greetings.
 - Thank you to those who pick up litter. Lyda Kaiser put a display of recently picked up trash together.
 - Primary maintenance contractor Jack Pine was hired.
 - In the future we will need to consider alternatives to manage the Winsock facilities
 - We need a new treasurer. Barbara Clifford will continue as the bookkeeper.
 - Please obey the Ossipee leash law.
 - Please stay off the runway.
 - Greg Howard proposed the possibility of setting up a fuel coop, and collected email addresses to gauge interest.
 - The board is developing a policy manual.
 - The Windsockcommunities.org web site is still under construction.
 - Please send pictures.
5. Report of the Treasurer
 - Budget sheet shows actual expenditures through 5/31/2014.
 - \$55340 of \$79960 was spent(24K positive).
 - Favorable items include: reserve, summer & winter road maintenance, legal expense

and sign maintenance.

- Checking balance: \$640.00
- Savings balance:\$90,905.00
- Outstanding assessments: 9000.00
- 4 accounts past due
- Liens on 2 properties, 3600 and 2400.00 balances, we should be reimbursed eventually.
- 4 more may get liens or a small claims filing.
- Paving loan balance:~190,000.00 (original loan: 250,000.00, 15 years)
- Accounts with past due balances are able to vote, based on a legal opinion obtained by a previous WSV board.
- Liens and Small Claims Court actions are generally executed within 6 months at the treasurer's discretion.
- **Motion: Accept treasurer's report, Passed.**

6. Old Business:

- Update on maintenance contractor
 - Jack Pine, Freedom Landscaping was hired as our contractor.
 - Supports, spring cleanup, drain cleaning, etc.
 - Comment: Pine needles consolidating are filling up ditches and drains.
 - Jack Pine will address.
 - A plan for ditching is being developed
 - Thank you to Steve Moore for all the effort in supporting maintenance

7. Presentation and consideration of the budget

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

- Comment: Road Resurfacing Fund - to repave Old Mill through Red Baron is estimated to cost \$80,000 today. We estimate the rest of the roads will require \$80,000 every 5 years ongoing.
- Total amount: 96,960.00
- Motion: **Modify road resurfacing budget line item to \$7000.00. Passed.**
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- **Motion: Transfer 10,000 (unspent maintenance funds) from savings to road resurfacing fund. Failed.**
- Net budget: 86960.00, Assessment: 737.00

8. Election of Trustees: 3 for 3 years

3 year Terms expiring: Dwight Allenson, Tom Gill, Nancy Wogman

2 year term remaining: Bill Clegg resigned.

- Nominations for expiring terms: Dwight Allenson, Nancy Wogman, Ben Brown

- **Motion: Approved to cease nominations. Passed.**
- **Motion: The secretary casts one ballot for the nominations. Passed.**
- Nomination for 2 year term: Greg Vince
- **Motion: Cease nominations. Passed.**
- **Motion: The secretary casts one ballot for the nominations. Passed.**

9. New Business:

- Member input from Don Meader (also planned agenda item from Board) - Review policy change by Board about For Sale signs in Windsock II
 - Don reviewed history of WSV C&R differences. He believes that the board does not have the right to ignore the sign issue, based on a previous attorney opinion.
 - Bob stated the board carefully considered the change and felt it was reasonable to make the change.
- Member input from Don Meader and John Mingori (also planned agenda item from Board) on winter maintenance issue.
 - Bob reviewed the issues with plowing and sanding. There were complaints about too much and too little plowing and sanding. 32 truckloads of sand (64 yards) were removed.
 - Options include more or less plowing or sanding, limbing or tree removal to increase sun on the road.
 - Wayne Lloyd will have his people come out earlier to plow before snow gets packed when appropriate for no extra charge.
 - All complaints and comments need to be directed to the board. The board is a single point of contact for Wayne Lloyd
- Review bylaw change, emergency expenditures from savings
 - **Motion: Eliminate the Bylaw. Passed.**

10. Final approval of budget

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

11. Any Other discussion

- Please obey the speed limit within WSV
- Comment: Thanks to Bob Pustell.

A motion was passed to adjourn at 12:08. Passed

Respectfully submitted:

Tom Gill, Secretary