

**WVPOC Board Meeting
May 2, 2017 6:30 p.m.
at Meriel Mingori's home**

MINUTES

Attendees:

Ted Roberts
X Bob Pustell
Barbard Clifford (ex officio)
X Meriel Mingori
X Ben Brown
X Lisa Maggiolo
X Stanley Brothers
Greg Vince
X Greg Howard
Nancy Wogman

Guests: N/A

The meeting was called to order at 6:35 p.m.

1. **Attendance:** There was a quorum.
2. **Approve minutes of April 18, 2017 Meeting.** A motion was made to approve the minutes as presented. Motion carried.
3. **Treasurer's Report:**

Total outstanding dues: \$20,516; made up of 12 accounts, 3 with prior year balances.

Checking account balance: \$2,031.00

Savings account balance: \$106,689.00

A Motion was made to accept the Treasurer's Report as presented. Motion carried.

Discussion ensued regarding hiring a collection agency, filing small claims suits, and looking into the back title of a few of the properties that have been taken back by the Lender and resold or that have changed hands in some other manner. Paula Moore will check on back title of a property that is in arrears.

A Motion was made to include the listing of the delinquent accounts as part of the Annual Treasurers' Report. Motion carried.

4. **Old Business:**

Discuss results, letters re: deficient properties: Board will resend letters to DeWitt and Attarian via Certified Mail as they have not responded.

Discussion ensued regarding the Miner property on 25 Old Mill Road where someone is living in the travel trailer in the driveway. Greg Howard has contacted Steve McConarty, Zoning Enforcement Officer, and made a complaint as this is in violation of the Town Ordinance.

Windsock Lot on Ossipee Lake Road: A letter was sent to Attorney Don Smith stating that we wish to be included in the endeavor to have this lot released from any association fees to Conifer Commons Association by an amendment to their By-Laws. This was in response to Attorney Smith's letter asking, as a courtesy, if we wished to be included. Attorney Smith is representing the Developer of Conifer Commons, Ted Rademacher.

Bulletin Board - Bob still needs to review/tidy the bulletin board: Paula Moore has tidied up the Bulletin Board. It was recommended that the Bulletin Board be painted.

Review and verify stipend policy for President and/or Secretary: A motion was made for an annual stipend in the amount of \$1200.00 to be paid to the Property Manager (as appointed by Board) and \$599.00 to be paid to the Secretary, which is to be paid from the Budget line item entitled Management Fee. Motion carried. President Bob Pustell abstained from vote.

Continue Annual Meeting plans:

Discussion ensued regarding next season's plowing proposal. Greg Howard, over the summer, plans to obtain specifications from the Contractor detailing the specific equipment that they will be using in order to ensure that this will meet our needs. A Motion was made to continue with the hourly plowing contract. Motion carried.

We will name delinquent accounts in the Treasurers' Report, change the Management Fee line item to \$1799.00, the plowing budgeted amount is \$20,000.00 and will stay at \$20,000.00 regardless of whether we choose a fixed rate contract or an hourly contract. A Motion was made to approve a proposed Annual Budget of \$89,009.00 Motion carried.

5. New Business:

Coleman's sand sweeper will be coming in on Thursday of this week to clear the sand off the roads. The spring cleaning will also be done by Matt Welch.

6. Public Input: None.

The next meeting will be held at Meriel Mingori's on May 16, 2017 with Property first at 6:30 p.m.

It was moved to adjourn the meeting at 7:47 p.m.

Respectfully submitted,

Paula Moore (for Nancy Wogman, Secretary)