**WVPOC Board Meeting**

**Apr 18, 2017 at Bob Pustell’s Home**

**Minutes**

**Attendees:**

 X Ted Roberts -cell

 X Bob Pustell

 Barbara Clifford (ex officio)

 X Meriel Mingori - cell

 X Ben Brown - cell

 X Lisa Maggiolo

 Stanley Brothers

 Greg Vince

X Greg Howard

X Nancy Wogman

Guests: Kim and John Cyr, Paula and Steve Moore, Nick Anania

The meeting began at 7:45 p.m.

**1. Attendance** There was a quorum.

**2. Approve minutes of March 21** meeting. The minutes were approved as presented.

**3. Treasurer’s report**

Total outstanding dues $21,354; 14 accounts, 3 with prior year balances.

Checking a/c balance: $1,140.

Savings a/c balance: $106,689.

Please see budget vs. actual report for variances through today.

We may have a $3,000+ spring clean up bill on the roads. They will be done the first week in May. We have $7,200 still unspent in all categories. We may have more legal fees regarding the C & R’s as well as board responsibilities. Greg H. asked if a letter would be sent regarding a lien if property owners were in arrears. We have 11 people that aren’t paid up, but will probably pay. Some will have to be written off. Greg H. and Meriel want more info from Barb regarding those with outstanding fees. She suggested that we get that info from Barb and possibly write them off sooner than later.

The report was approved as presented.

**4. Old Business**

**-** Discuss results, letters re deficient properties-have several replies. Bob will send out an e-mail summary. The rest of the discussion will be deferred to the next meeting.

 - Bob still needs to review/tidy the **bulletin board**

 - Continue **annual meeting plans**-Greg would like more thought put into it. Nancy needs the packet by **May 10.**

- Review and verify stipend policy for Pres and/or Secretary- it will be discussed at the next meeting. Greg H. felt we should budget for a separate president and secretary on each board.

**5. Public Input**

**6. New Business** – **Review/discuss fixed price plowing proposal**-It is for $20,000 for the seasonal fixed price plowing. Greg H. asked in a typical winter, how many plowable events are there. There are 15. Greg H. wanted all of the invoices from previous years. Bob can go through invoices. Greg wants info ahead of time to prepare to make an informed decision. If we go with a flat fee, we would break it up with payments. Nick Anania indicated at Soaring Heights, there are no complaints with the contractor and a fixed seasonal price. The line item in the budget will be $20,000 whether we go with hourly or a flat fee. Steve feels the BOD needs a liaison between the BOD and the contractor. He also felt that we need to explore our options. We also need a set of protocols to give to the contractor. We have a 3-year agreement and we have 2 more years in that agreement. Greg H. will put together what data needs to be assembled and Bob will get it out to the members prior to the next meeting so that BOD members can make an informed decision.

Next meeting—budget and language from the lawyer for the C & R’s.

**Review Conifer Commons issue**—Ted Rademacher is the developer and he owns one lot. His lot only has access to Ossipee Lake Rd. as does our lot. Since we don’t have access to Conifer Commons we don’t pay association fees. Our title does refer to the association.

Greg H. moved and Lisa seconded to apply in the affirmative to the lawyer to remove us from the Conifer Commons C & R’s.

**7. Public Input**

**8. Other Business** - Next Meetings May 2nd and May 16th at Pustell’s

The meeting adjourned at 9:09 pm.

Respectfully submitted,

Nancy Wogman. Secretary