

**WVPOC Joint Board Meeting
July 19, 2016 at Ben Brown's Home
Minutes**

Attendees:

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

The meeting began at 7:15 pm.

1. **Attendance** There was a quorum.
2. **Approve minutes of June 21 meeting** The minutes were approved as presented.

3. Treasurer's report

Outstanding dues for prior years: \$14,457, 5 a/c's. Three accounts with liens and two have made contact to pay. Two of liened properties have had recent activity; Crouse land has been taken by town tax deed and Siczowski (12 Red Baron) is scheduled for foreclosure sale 8/16/16. Lawyer advises that we update the lien amounts and a small claim is still viable for dues prior to foreclosure. There is currently \$180,000 owed. It was the consensus that Barbara update the lien.

Checking a/c balance: \$3,894.00
Savings a/c balance: \$130,091.00

Assessments for 2016/17 due 7/24/16.

Information for 2015 tax returns has been forwarded to the tax accountant.

The report was approved as e-mailed.

4. **Old Business**
 - DeWitt property-no update
 - Power company has fixed street light at entrance
 - Pick a "list keeper" for C&R violations, start gathering/recording data-Greg H. suggested it be in the minutes. Lisa will keep a list.

Greg H. mentioned the draft letter that he sent out. Greg V. suggested a softer approach. Others have also sent revisions to Greg H. Greg V. will send out a final version for review. At the next meeting we will approve the final version. Then we can send letters to all in violation.

- Road sign update and discussion-Custom made sign is about \$54. Yield signs are \$33 for 10 and \$38.25 for one. Where Aztec meets Old Mill there should be a Stop Sign.
- There is \$500 in the sign budget. \$494.10 for all the signs. It was moved and seconded to purchase those signs. The motion carried.

Next year, we'll purchase some speed limit signs.

-Greg H. mentioned that the catch basins will be cleaned out for \$2,000.

-Greg V. asked about the crack sealing. There are road edges that need to be repaired.

5. **Public Input**-none

6. **New Business** – One home in foreclosure auction, one vacant lot to be seized by town for back taxes, we have liens on both but might get shorted. Barb will be instructed to update the lien on the foreclosure.

Regarding Covenants (C & R's) that expire in July 2017. At the annual meeting, it will be a majority vote of the property owners, not just those present. Bob will confirm this with the lawyer.

Nancy will research proxies with water mark, or some other way to make it unique—It could be embossed.

The gazebo stair needs to be repaired. Ben will check it out and do it.

Stones from drains can be purchased from Ossipee Aggregate.

7. **Public Input**-none

8. **Other Business** - Next Meeting Aug 16 at Pustell's-Property first

The meeting adjourned at 9 p.m.

Respectfully submitted,

Nancy Wogman, Secretary