

# Windsock Village Property Owners Corporation Meeting

*OCTOBER 17, 2017*  
*61 OLD MILL ROAD*

**MEETING STARTED 6.30PM**

## **ATTENDANCE**

Bob Pustell  
Carl Tyler  
Greg Howard  
Greg Vince  
Lisa Maggiolo  
Meriel Mingori  
Paula Moore  
Stanley Brothers  
Ted Roberts

Guests:

David Hatfield  
Linda Hatfield

## **Approve minutes of September 19, 2017 meeting**

Motion to accept minutes, motion was accepted.

## **Treasurer's report**

Checking a/c balance: \$1,404.  
Savings a/c balance: \$160,976.

Total outstanding dues are \$28,148; \$15,487 of this balance is over 90 days past due. 3 of the accounts have been sent to collections. One of the three owners with a prior year balance, which had not been sent to collections, paid \$800 on account. One owner who pays monthly inquired about a form for a payment plan for the current year balance.

NH nonprofit organizations must file a nonprofit report and pay a \$25 fee every five years. The last filing was in November 2015 for the due date of January 1, 2016.

Motion to accept Treasurer's report, motion was accepted.

## **Old Business**

- **C&R Violations, continued**
  - 34 Captain's Way, lawn has been hydro-seeded and the property is now in compliance.
  - 23 Old Mill Road, the owner called Greg Howard and explained that he cannot register or junk the vehicle in his yard as the vehicle is owned by his son who he has not seen for a number of years. Therefore, the attorney was not contacted to send a letter regarding non-compliance.
  - 24 Captains Way, 12 Captains Way and 16 Navajo Trail were sent letters regarding compliance.

- **Delinquent Accounts - Status**
  - 4 Parties are making monthly payments, 2 made payments for outstanding assessments.
  - 9 Parties still owe the full assessment; they have made no contact with Barb.
  - 1 Party contacted Barb in writing about a possible payment plan.
  - 3 Parties were given notice that they were going to collections for last years assessment. 1 Party made a \$800 payment, with \$30 remaining due to interest. 2 parties have not been heard from yet and if they do not make contact by October 21<sup>st</sup> then there accounts will be forwarded along to the Collection Agency.
  
- **C&R Complaint**

31 Navajo Trail – Downing property. Town enforcement agent is still pursuing, awaiting final resolution from Chris Downing and Town.
  
- **Old Mill Road – Repair/Maintenance**

2 Weeks ago, Greg Howard met with DR Carroll jnr., and drove around the road system, they noted that a finished course was never put on the road, which was most evident near the common area. They are going to put forward a proposal that would involve putting down a shin and cutting out three primary areas and the section of Old Mill Road before the taxiway. They would put in new material to elevate the road, and would include loam if needed on the taxiway to avoid a hard transition for planes. Rough estimate would be \$146,000.

## **New Business**

- **Site Plan Reviews**
  - 17 Red Baron Road and 20 Red Baron Road have complied with submitting their final State Approved septic designs. Their site plans have now been approved by the Board.
  
- **C&R Violation – 8 Red Baron Road**
  - Bruce Hutchings made a complaint about unregistered vehicles in a driveway which was verified by Greg Howard. A motion was made to send the property owner a C&R violation letter, motion was accepted.
  
- **Public Comment**
  - Flag Pole Light – The Hatfield’s came and spoke about how the flag pole light is very bright, and impacts their ability to view stars and just relax and sit outside. Linda Hatfield has offered to investigate possible solutions.
  - Pat Pustell has been the person responsible for the welcome buckets, when she took over from Bill Clegg and Caroline Buskirk, she is a bit worn out from doing it. A while back Mary Power had expressed that she might be willing to do the welcome buckets, so Bob Pustell will have a word with Mary to see if she is interested in taking over.
  - Meriel Mingori received a call from someone that wished to remain anonymous, but was concerned about children bicycling in the middle of the road. After discussion, the Board opted to take no action
  - A discussion took place regarding felled trees being left on two different properties leaving an “unattractive appearance” in these yards. This is in violation of the C&Rs. A motion was made to send C&R compliance letters to Chip Johnson on Cherokee Lane and Kevin Newbury on Aztec Drive. Motion was accepted.

- A discussion took place regarding the filing of a non-profit reports and Federal and State Tax Returns. Bob Pustell had a discussion with Barb Clifford who told him that a NH non-profit form needs to be filed every year with the State of NH and an Income Tax Return for Homeowners Associations needs to be filed every year with the IRS and a Business Tax Return Summary needs to be filed every year with the NH Dept. of Revenue. Gamwell, Caputo, Kelsch & Co., PLLC charges \$425.00 per year to WVPOC and and additional \$425.00 to WVAC for filing these returns. Paula Moore has agreed to look into finding a less expensive alternative.

**Public Comment**

None

**Meeting Adjourned 7.27 PM**

**Next Meeting**

The Next meeting is November 21, 2017, Greg Howard's house, 4 Apache Lane.