

Windsock Village Property Owners Corporation Meeting

DECEMBER 19, 2017

61 OLD MILL ROAD

MEETING STARTED 6:44 PM

ATTENDANCE

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

Guest(s)
Chip Johnson

Approve minutes of November 21, 2017 meeting

Motion to accept minutes, motion was accepted.

Treasurer's Report

Checking a/c balance: \$1,123
Savings a/c balance: \$147,504

Total outstanding dues are \$25,284. The balance is comprised of 16 accounts; 3 of which are in collections. Two additional accounts are being sent to collections. At this time last year, the outstanding balance was \$23,968 and was comprised of 19 accounts.

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

Motion was made to authorize the Treasurer to notify late accounts that they are going to Small Claims Court if not paid by due date in January. Motion was accepted.

Old Business

• C&R Violations, continued

- o Using a spreadsheet to track responses, contact tracking etc. See Attachment A.
- o Chip Johnson came to the meeting to explain his intentions to be compliant, Greg asked for Chip to provide the status in an eMail, or a letter so that there is a paper record.
- o A motion was made regarding contacting Edward Cahill about C&R violation. Motion was accepted.

• Delinquent Accounts- Status

- o Kathy Johnson - Last meeting placing a lien was authorized, The Treasurer received the full amount the day after the last meeting so there was no need to place a lien.

- **Ira's Lane Access and Sign on Old Mill Road**

Concrete blocks costs approximately \$55. NH corrections indicated that a black and white sign that says "Private Road, Residents Only" 18" x 24" including hardware (pole, mounting bracket etc.) costs \$42.

A 24" diamond black on yellow "No Outlet" sign for the entrance to Windsock Village on Old Mill Road, costs \$55. A discussion took place regarding the location for the sign. Bob Pustell suggested a 12ft pole vs 10ft pole so it can hold two signs.

A motion was made to purchase 2 concrete blocks, and to purchase the two signs, motion was accepted.

Tom Huckman is going to push snow to block the road for now, and put back the boulders that he had previously used.

New Business

- **Snowmobiles - Use of Roads and Taxiways**

Discussion took place about how Snowmobile access to the trail may be lost via Ira's Lane when the road is blocked, as the owners of Ira's Lane may decide to close it to Windsock residents, as it is a private road. Tom Huckman has blocked off his property to snowmobiles due to inconsiderate use of the property.

- **Signage - Corner of Old Mill Road and Red Baron Road**

An email was received from Christy Pacheco regarding her concerns about Red Baron and Old Mill Roads with people cutting the corner, and almost hitting pedestrians. A suggestion for an additional sign was made by Christy, and she offered to design a fun sign that would get attention. A discussion took place regarding the number of signs already there. A motion was made that no action be taken at this time. Motion was accepted. Note - if Ms Pacheco brings a proposed sign design to the Board we would review it but for now the Board feels that the current signage is about the best we can do without creating sign overload or clutter.

Public Comment

- Discussion ensued regarding the equipment that the plowing contractor is currently using to plow our roadways. A yellow loader with a plow on it is being used to make the first pass and then the plow truck is coming in next to plow back the sides of the roads. Greg will have a discussion with the plowing contractor to ensure the most efficient use of equipment and labor.

No January meeting, next meeting February 27th, Greg Howard's house, 4 Apache Lane.

Meeting Adjourned 7:36 PM

Motion to adjourn, motion accepted.

Attachment A

Windsock Village Property Owners Corporation								
C&R Violations Summary Table								
Address	Owner	Type of Violation	1st Contact	Response	2nd Contact	Response	3rd Contact	Response
6 Aztec Drive	Kevin Newberry	Exterior	10/18/2017	Email 11/17/17 Initiated cleanup				
12 Captains Way	Kandace Kukas	Exterior- No lawn	1/16/2017	Letter 3/13/17 Letter 5/31/17	10/16/2017	Letter 11/8/17 plan loam/seed		
24 Captains Way	Eric Diaz	Exterior- No Lawn	1/19/2017	Letter 3/16/17	10/16/2017	Letter 11/2/17 plan loam/seed		
16 Navajo Trail	Ben King	Unregistered vehicle	1/18/2017	Verbal @ 2/21/17 Meeting	10/16/2017	Removed vehicle		
16 Cherokee Lane	Chester Johnson	Exterior- No lawn	10/18/2017	None				
31 Navajo Trail	Chris Downing	Building setback	6/21/2017	Town enforcing	12/13/2017	Awaiting word from Town		
8 Red Baron Road	Edward Cahill	Unregistered vehicle	10/16/2017	None				
23 Old Mill Road	Marc Attarian	Unregistered vehicle	1/19/2017	None	5/15/2017	None	7/11/2017	Letter 9/23/17 moved car
24 Old Mill Road	Curtis Dewitt	Unregistered vehicle	1/19/2017	None	5/15/2017	None	7/11/2017	Registered two vehicles
25 Old Mill Road	Robert Miner	Use of Camper	6/21/2017	Town enforced Camper removed				
34 Captains Way	Gary Gifford	Exterior- No lawn	1/19/2017	Letter 2/15/17 Loam/seeded 10/17				