

Windsock Village Property Owners Corporation Meeting

NOVEMBER 21, 2017

4 APACHE LANE

MEETING STARTED 6:35

ATTENDANCE

Bob Pustell
Carl Tyler
Greg Howard
Greg Vince
Paula Moore
Stanley Brothers
Ted Roberts

Approve minutes of October 17, 2017 meeting

Motion to accept minutes, motion was accepted.

Treasurer's report

Checking a/c balance: \$1,204.
Savings a/c balance: \$153,991.

Total outstanding dues are \$26,347. The balance is comprised of 19 accounts; 3 of which are in collections. Two additional accounts are being sent to collections. At this time last year, the outstanding balance was \$23,715 and was also comprised of 19 accounts.

There was an unanticipated expense of \$900 in November paid to clear trees/branches as a result of the late October storm.

Motion to accept treasurer reports, motion was accepted.

Old Business

• C&R Violations, continued

In regards to letters, responses from three

- 12 Captains Way, Kukas - See Attachment A
- 24 Captains way, Diaz - See Attachment B
- 6 Aztec Drive, Newberry - See Attachment C

4 properties with no responses

- 16 Cherokee Lane, Johnson
- 16 Navajo Trail, King
- 8 Red Baron Road, Cahill
- 31 Navajo Trail, Downing - Currently with town

• Delinquent Accounts- Status

19 accounts have some balances outstanding. January 26th 2018 is cut off date for small claims court, those that don't have a payment plan will be taken to small claims.

Kathy Johnson property is up for sale, she is still outstanding for this years dues, question is when does a lien get applied. Decision was made it should be now, a motion was made to put a lien on. The motion was passed.

- **Plowing Contract**

A certificate of insurance was received from the plowing contractor. A request was made to make sure snow is not piled in front of the windsock entrance sign. A comment was made that Windsock can be plowed ditch to ditch in two to three hours, including intersections. Stanley Brothers will be backup contact for plowing contact, with Greg Howard as primary.

New Business

- **Ira's Lane Access**

Heavy Trucks have been seen using it. Greg Howard spoke to Tom Huckman, a discussion took place regarding a gate, where Tom Huckman could have key and control vehicle access. Suggestions were made to add a "no outlet sign" or "not a through road". It was decided the first step is to put up a couple of signs.

- Bob approached Mary Powers regarding hospitality committee, Mary Powers is now the chair with Dot Allenson and Pat Pustel providing assistance.

Public Comment

A suggestion was made to beautify the Windsock entrance, like the Soaring Heights entrance. Paula Moore will look into options.

Meeting Adjourned 7:27PM

Next Meeting 19th December 6:30, 61 Old Mill Road. Carl Tyler's House.

Attachment A

November 8, 2017

Mr. Gregory Howard
Windsock Village Property Owners Corp.
PO Box 512
West Ossipee, NH 03890

RE: 12 Captain's Way

Dear Mr. Howard,

I am in receipt of your letter dated November 4, 2017. As we mentioned in our previous correspondence, we were unaware of the provisions requiring grass and until the letter from 2017, had no idea grass was requirement. We have enjoyed our home since 2009 as is, able to use the property for leisure while maintaining a pleasurable aesthetic look. We do indeed have a lawn on the street and maintain the shrubs closer to the home. The home itself is in impeccable condition.

Following the letter from the association, we planned to install a lawn this past summer, using the funds from the sale of the home to bring in loom and grass. After 9 months of being under agreement, the buyer of our home asked to withdraw from the agreement because she could not sell her home. In August, we returned her deposit.

At that time, we began looking for landscapers in the area and I personally, came to the home to remove any overgrowth, which we did in August. I removed some and my son and his friends removed the rest of it Labor Day weekend.

I was unable to find a local landscaper so I asked a neighbor who asked around. He advised me that three people did not want the job, because we do not live there and cannot water daily. I came to NH this past Friday after the storm to check on the property and that conversation with the neighbor was reiterated.

We will be placing the property for sale again, as due to family illness and a variety of other matters, we have not been able to use the home.

Upon receiving your letter, I have asked a local landscaper to travel to West Ossipee and install loom and that way we can just seed in the spring. We will then update and fix any outstanding issues in the spring.

I want to assure you that we are not trying to NOT do this. It has just been a series of illnesses and major life changes that have delayed our efforts. I am unable to attend meetings as I teach in Boston. If you have any questions, please feel free to call 978-210-0497 or email me at kjkukas@gmail.com.

Thank you,


Kandace Kukas

Attachment B

Eric Diaz
24 Captains Way

02 November, 2017

Dear Property Owners Board,

I am writing in response to the letter I received regarding my lack of landscaping. I had Matt Welch over this morning to evaluate my lot and discuss a plan. I will require his assistance because two years ago I attempted to plant an area of grass, via Hydro-seeding of Meredith, and it did not take. I have delayed further landscaping to this point because I was hoping to put on an addition to the house and did not want to destroy a new lawn with the construction. I am now putting that off so I will move forward with the lawn, except for the area of the addition.

Matt will put down a layer of clay silt in May, and then loam and seed it. April can be too early and he does not recommend doing it now.

I would have liked to have this done by now, as I also very much value the appearance of Windsock, but circumstances got in the way. It should be all set in May.



Sincerely
Eric and Iona Diaz

A handwritten signature in black ink, appearing to be 'Eric and Iona Diaz', written in a cursive style.

M Gmail

Greg Howard <ski2hau@gmail.com>

Yard cleanup

Greg Howard <ski2hau@gmail.com>
To: Kevin Newberry <daddyscleo@gmail.com>

Fri, Nov 17, 2017 at 5:56 PM

Good afternoon Kevin,

Thank you for reaching out and updating me. Good luck on getting as much done as possible.

Greg Howard, President
WVPOC

On Fri, Nov 17, 2017 at 8:54 AM, Kevin Newberry <daddyscleo@gmail.com> wrote:
Greg, arrangements made to clean up as much as possible at 6 Aztec before the real snow flies. Thanks for your patience.

Regards,
Kevin Newberry

Sent from my iPhone

11/16/17

Kevin Newberry called me regarding the CSR letter he received. He informed me that he would start cleanup by chipping tree limbs the next day. I thanked him and asked that he get as much accomplished as possible before winter.