

Windsock Village Property Owners Corporation Meeting

MARCH 20, 2018

4 APACHE LANE

MEETING STARTED 6:35PM

ATTENDANCE

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

Guests
Chuck Waldo

Approve minutes of February 17, 2018 meeting

Motion to accept minutes, motion was accepted.

Treasurer's Report

Checking a/c balance: \$1,630.
Savings a/c balance: \$125,539.

Total outstanding dues are \$21,110. The balance is comprised of 10 accounts; 3 of which are in collections totaling \$15,242. At this time last year, the outstanding balance was \$22,268 and was comprised of 15 accounts. Amount remaining in the winter road maintenance budget is \$1,831.

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

Old Business

- **C&R Violations, continued**

Mr Cahill was sent a follow up letter via certified mail. A return receipt has not yet been received, so the letter has not yet been picked up. A formal complaint was filed with the town, as eMail is no longer accepted as a valid form of filing, the complaint was submitted to Steve McConarty. Steve noted at least two unregistered vehicles, so the town will now get involved.

Steve McConarty spoke directly to Chris Downing, Chris said once snow is gone the structure will be moved to be in compliance.

- **Delinquent Accounts- Status**

Several accounts were paid before being sent to small claims, a written commitment was received from another party. Six small claims were filed.

Kevin Newberry called, asked for some leniency, he was instructed to look at court paperwork.

Brian burns paid in full after filing paperwork.

Partial payment from Edward Cahill.

Steven Brown's lien was created, and will be filed March 21st, and court updated on accounts that have paid.

Jeffrey Brown, told Barb payment is coming, payment is in the mail. No payment has been received to date, so if Barb doesn't receive payment by end of week, Small claims will be filed.

- **Winter Maintenance - Plowing Contractor**

Kim Cyr called about two weeks ago, to make us aware her husband John had been hired as highway director for Madison and they will be downsizing the snowplow business. The larger truck, and bucket loader is to be sold, and will not be available to do plowing in Windsock. They will keep Conifer Commons and Soaring Heights.

Chocorua Ski and Beach, will also be dropped by Cyr. Brooks out of Freedom, seems to be only local contractor, their quote previously, was quite large.

Greg requested permission to speak with Chocorua Ski and Beach, to discuss snow plowing options. Bob Pustel asked to include aviation in any possible discussions. Board approved. Discussion took place around how the new contact could be 20% higher, so a decision will have to be made how to fund that additional cost.

New Business

- **2018 Annual Meeting - June 9, 2018?**

Meeting date is set for June 9th. Property is in the morning. A number of board positions need filling.

- **2018 Budget**

Barb has been asked for an updated profit loss report, so when we can come to the meeting next month we can agree if line items need adjusting. The only issue we believe with line items are plowing budget. But all will be reviewed next meeting. Add a line item for flags, Bob said flag is getting tattered, so requested they can be replaced. Board agreed with request. Greg will get road resurfacing estimate for an idea of what cost will be for budgeting requirements.

Other business

Greg Vince, discussed things like Steve Brown's construction equipment, being an annoyance at 12 Red Baron. Greg Howard will send a letter.

Bob asked that people keep an eye on the little blue house at intersection of Old Mill Road and Navajo Trail, Peter Murphy asked for contact details. Bob said to keep an eye out for someone staying there, that should not be staying there. They have called police.

Next meeting March 17th, 6:30 PM, 11 Captains Way.

Meeting Adjourned 7:33 PM

Motion to adjourn, motion accepted.