

# Windsock Village Property Owners Corporation Meeting

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*APRIL 17, 2018*  
*11 CAPTAINS WAY*

**MEETING STARTED 6:35PM**

## **ATTENDANCE**

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

## **Approve minutes of March 20, 2018 meeting**

Motion to accept minutes, motion was accepted.

## **Treasurer's Report**

Checking a/c balance: \$301.  
Savings a/c balance: \$125,049.

Total outstanding dues are \$20,623. The balance is comprised of 9 accounts; 3 of which are in collections totaling \$15,242, 4 have been sent to small claims and 2 have a plan to pay by 5.31.18. At this time last year, the outstanding balance was \$21,354 and was comprised of 14 accounts.

See Appendix A for aging summary.

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

## **Old Business**

### **• C&R Violations, continued**

- o See Appendix B for spreadsheet of violation status
- o A complaint was formally filed with town regarding vehicles on Edward Cahill's property. Steve McConarty from the town investigated, found 4 vehicles, 2 unregistered. Steve was assured, one will be disposed of within 20 days. A registered letter was sent March 3rd by the board, and the Post Office came back indicating the letter was undelivered 3 days ago. The board gave consensus to now turn the issue over to the attorney.
- o Chris Downing and others have made promises to address their issues, the board is waiting for winter to end to see that action takes place. Greg will review in second week of May.

### **• Delinquent Accounts- Status**

- o The treasurer has received no status update from the collection agency with regard to the three parties being pursued.
- o There are Six accounts on the aging summary

- A small claims has been filed against Jeffrey and Elizabeth Brown.
- The Sheriff will be following up with Steven Brown regarding Small Claims.
- The board received notice from the small claims court, that we won against Edward Cahill, Edward now has 30 days to agree payment terms with the court.
- The board received notice from the small claims court, that we won against Ann Johnson, Ann now has 30 days to agree payment terms with the court.
- The board is awaiting a small claims court decision regarding Kevin Newbury. Partial payment was made, we are waiting for the check to clear, if the check clears, the court will be contacted.
- Chris Pacheco, has fallen behind on her payment plan

- **Winter Maintenance- Plowing Contractor**

Greg Howard met with Jake Dawson, of Dawson excavation. Jake rode around Windsock with Greg, he's going to get Greg some numbers, they have not yet been received. So no form progress on a new plowing contractor yet.

- **2018 Annual Meeting**

- The annual meeting will take place June 9th. Chuck Waldo will host at his hangar, on Navajo Trail.
- Carl Tyler will send out the "Save the Date" postcards, he will work with Barb Clifford to get the latest spreadsheet of members.
- The letter and pack that needs to be sent out, needs to be sent by May 26th.
- The meeting will require original signed proxies, not electronic printouts of signatures.

- **Old Mill Road- Paving**

FR Caroll forwarded their estimate for paving Windsock Village, Old Mill Road. See Appendix C. A discussion took place regarding financing the shortfall between savings and the estimated cost of the work. A one time assessment to cover an approximate shortfall of \$24,000 would be an total assessment of \$950 for the year. Carl Tyler suggested that as Aviation has significant savings, perhaps they would be willing to underwrite the shortfall over a number of years. Bob Pustell agreed to take the discussion to the aviation board meeting.

- **2018 Budget**

The budget has had fairly consistent numbers of the last three years. Greg recommended zeroing our road resurfacing for one year, which could be used towards higher winter maintenance costs. It was felt that no additional line items need to be added to the budget, so to leave the budget as is.

## **New Business**

- **Board Member Attendance Bylaw**

Frank Sullivan had sent an email regarding the current ByLaw: Article IV, Section 2. Constitution of Board, last sentence: "Should a board member miss three consecutive board meetings, said member's seat will become vacant." In his eMail, Frank expressed his concern that this bylaw was not being followed. Greg and the board agreed to not change the bylaw, and a motion was made for the board to enforce the bylaw as it stands. The motion was accepted. Carl Tyler will provide

call-in conference call details for future meetings, and calling in, is considered attending.

**Public Comment**

None

**Next meeting May 15th, 6:30 PM, 40 Navajo Trail Greg's Vince's house.**

Online meeting: <https://join.me/368-624-070>

To dial in by phone: +1.857.706.3435

More phone numbers (<https://join.me/intphone/368624070/0>)

Conference ID: 368-624-070 #

**Meeting Adjourned 8:17 PM**

Motion to adjourn, motion accepted.

# Appendix A

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9:42 PM  
04/16/18

## Windsock Village Property Owners Corp.

### A/R Aging Summary

As of April 16, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
BROWN, JEFFREY & ELIZAE	0.00	7.62	6.89	7.62	787.10	809.23
BROWN, STEVEN	90.00	41.43	10.33	11.43	1,205.51	1,358.70
CAHILL, EDWARD J.	91.76	0.00	6.89	7.62	487.10	593.37
JOHNSON, ANN	90.00	0.00	11.15	12.34	1,392.41	1,505.90
NEWBERRY, KEVIN	90.00	0.00	6.89	7.62	641.47	745.98
PACHECO, CHRISTY	0.00	3.04	3.66	4.06	328.33	339.09
<b>TOTAL</b>	<b><u>361.76</u></b>	<b><u>52.09</u></b>	<b><u>45.81</u></b>	<b><u>50.69</u></b>	<b><u>4,841.92</u></b>	<b><u>5,352.27</u></b>

## Appendix B

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	<b>None</b>				
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	<b>None</b>	3/29/2018	Town will enforce Zoning	3/3/2018	Certified returned undelivered
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				

## Appendix C

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### **Paving Estimate for Windsock Village, West Ossipee, NH**

Backing up the edges and placing loam is something we normally do not do. I will throw a number at it though but a dirt guy might tell you better.

Old Mill rd.: 6,600' x 21'

Butt joints on 25 drives (approx. 125s.y.) and butt joints on seven side roads and three end joints approx.(240s.y.) budget \$5,000.00

Reclaim 1,000' x 21' bad section. Add fabric to 120' plus add 60 cubic yards of gravel over fabric area and fine grade for pavement budget \$12,000.0

2" base paving for 1,000' x 21' == 264 ton

Shim 5,600' x 21' @ 5/8" = 458 ton

1" surface On 6600' x 21' = 880 ton

Paving totals 1,602 ton @ \$70.00/ton = \$112,140.00

Placing Shouldering gravel for 2' x 6,300' both sides of road = 170 cubic yards  
@\$50.00/c.y. = \$8,500.00

Placing loam for 300' x 30' crossing area both sides of road approx .. 100c.y. of loam mulched and seeded @ \$60.00/c.y.

= \$6,000.00

Total budget =\$143,640.00

These numbers are for budget only and are hopefully 5-10% high.