

Windsock Village Property Owners Corporation Meeting

MAY 15, 2018
32 CAPTAINS WAY

MEETING STARTED 6:37PM

ATTENDANCE

Bob Pustell
Carl Tyler
Paula Moore
Lisa Maggiolo
Stanley Brothers
Greg Vince (7:29PM)

Approve minutes of April 17, 2018 meeting

Motion to accept minutes, motion was accepted.

Treasurer's Report

Checking a/c balance: \$522.

Savings a/c balance: \$119,780.

Total outstanding dues are \$20,640. The balance is comprised of 9 accounts; 3 of which are in collections totaling \$15,242; four have been sent to small claims and two have promised to pay by 5/31/18 totaling \$5,368.

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

Old Business

- **C&R Violations, continued**

- No changes, awaiting work to be completed per agreements. Bob has spoken to Chris Downing, and he says he sat down and had a chat with Greg. He just got a job in Texas and is currently residing there, his plan is to move the shed over towards the taxiway, and to turn it 180 degrees; he plans to make this happen in the fall and also plans to add a concrete pad and septic.

- **Delinquent Accounts- Status**

- The treasurer has received no status update from the collection agency with regard to the three parties being pursued. Right to collect extra money from town with regards property next to Wogman's.
- Two parties, Kevin Newberry and Steve Brown. who were presented with small claims court documents, have asked to go in front of the judge, the hearings are scheduled for June 8 (Newberry) and June 13 (Steven Brown).
- A notice of decision/judgement for plaintiff by default against Edward Cahill and Ann Johnson was received, with deadline for the payment of May 16th. If payment was not received, Greg would initiate collection proceedings with the Court on Thursday May 17th.

- **Winter Maintenance-** Plowing Contractor - Awaiting \$ estimate from Dawson Excavation

- **2018 Annual Meeting** - Review Agenda and logistics

- o Frank Sullivan's email was discussed, and the board felt Frank or his wife can present their items.
- o The proposed budget was reviewed. The board felt the bookkeeper and secretary items should be listed separately for costs.
A Motion was made to accept the proposed budget.
- o Carl Tyler went through the items in the pack sent out to residents.
 - Cover Sheet with Address and Website What's New
 - Secretary's Letter
 - President's Letter
 - Agenda
 - Last years minutes
 - Proxy Vote Sheet
- **Old Mill Road** - Paving - D.R. Carroll revised cost closer to \$150,000. Discussed aviation loan, with payment over up to four years.
- **2018 Budget** - No changes from 2017 Budget

New Business

- **Board Members**

5 Nominees required?

Ted Robert's resignation, has 1 year left to run, Meriel has said she will run for the 1 year remaining.

Ben Brown's vacancy has 2 years remaining, Carl Tyler has said he will run for the 2 years remaining.

Stanley Brother's will re run for the position he is vacating.

Which leaves

Bob's Pustell and Meriel's positions available, so 2 new board members are required.

- **Treasurer Position** - Appointed to perform functions as defined in by-laws.

Barb can not attend meetings and with new policy a new Treasurer is required. Barb will not stay as bookkeeper if functions of bookkeeper and treasurer must be separated.

So we need a Treasurer and a bookkeeper. Barb is not a windsock property owner.

Paula Moore said she might be willing to be Treasurer.

Public Comment

- Greg suggested a board members guide book, on how to run a board.

Next meeting June 9th

Meeting Adjourned 7:56 PM

Motion to adjourn, motion accepted.