

Windsock Village Property Owners Corporation Meeting

September 18, 2018

4 Apache WAY

MEETING STARTED 6:30 PM

ATTENDANCE

Ann Cady
Carl Tyler
Greg Howard
Greg Vince
Lisa Maggiolo
Meriel Mingori
Stanley Brothers
Tom Huckman

Approve minutes of August 21, 2018 meeting

Motion to accept minutes. Motion accepted.

Approve minutes of September 6, 2018 meeting

Matt Welch reference was removed. Motion to accept minutes. Motion accepted.

Treasurer's Report

Checking a/c balance: \$3,933.

Savings a/c balance: \$77,582.

Total outstanding dues are \$29,428. This balance excludes the two accounts that have been sent to collections and have had no activity since that time. Total collections on all outstanding dues fiscal year to date have been \$94,550.

There is an outstanding legal bill payable to Walker & Varney PC.

See Attachment A for A/R Aging Summary

Motion was made to accept the Treasurer's report. Motion accepted.

Old Business

- **C&R Violations, continued**

8 Red Baron Road- Edward Cahill, no progress regarding unregistered vehicle. A motion was made for the attorney to take the next step. The motion passed.

12 Captains Way has started to put in a new lawn.

6 Aztec Drive - Kevin Newberry has starting cleaning up the wood in his yard.

31 Navajo trail - Chris Downing was back for a few days, no progress has been seen on moving his shed away from the property line. The Town is still involved.

24 Captains Way. No word from Eric Diaz regarding his addition, and no lawn work has been performed.

46 Old Mill Road- Greg was approached about an unregistered vehicle on the Richard Sacco property.

A comment was received from someone in the community about Tim Andrew's U.S. flag, they believed it was disrespectful. There nothing in C&R regarding flags.

- **Delinquent Accounts- Status**

Debbie Eldridge house, a voicemail was received by the attorney for the tenants, who were trying to get a final amount that is owed to different operating committees. Don Smith is the attorney.

Edward Cahill paid up for last year, thereby avoiding small claims court.

Steven Brown, we are still waiting for new notice of orders from the court.

Legal Revenue Services (Vivian, our debt collector), we cannot get out of agreement, although the Crouse property had papers filed with court. Greg Followed up with Town, he is waiting for information from Town Attorney. Vivian did collect some money back in August. So we believe she has voided contract as she has not paid any amount to the WVPOC, Greg is checking with Walker Varney to see if that is the case. Greg is also investigating what happened to the extra funds from the sale.

- **Bookkeeper & Treasurer Positions**

Tom Huckman spoke to lady at church, she does not have time. David Manley at St. Andrews does have time, he does the books for the Corner House, he is interested in the position. Greg will follow up.

We will still need a Treasurer, to sign checks etc.

- **Old Mill Road- Paving Project**

Bill Dawson, meeting Thursday morning to go through edging locations. They have started some work clearing edges.

- **Plowing contract**

Revised contracts were executed.

New Business

WVAC planning on doing a holiday card, to give feedback and get input.

Carl can't attend next meeting. Tom Huckman volunteered to take minutes.

57 Old Mill Road there was discussed discussion regarding piles of brush, the Board will send a letter noting C&R appearance bylaw and cite issue in conflict with C&R's, and asking their intention to deal with it. Greg will approach Mark to ask what he plans for the piles.

Public Comment

Next meeting October 16th, 4 Apache Lane

Meeting Adjourned 7:19 PM

Motion to adjourn, motion accepted.

Attachment A

9:02 AM

09/18/18

WINDSOCK VILLAGE PROPERTY OWNERS CORPORATION
A/R Aging Summary
As of September 18, 2018

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
ATTARIAN, MARC & CAROLE	0.00	10.06	900.00	0.00	0.00	910.06
BROTHERS, STANLEY & DIANE	0.00	0.00	700.00	0.00	0.00	700.00
BROWN, JEFFREY & ELIZABETH	0.00	11.18	1,000.00	0.00	0.00	1,011.18
BROWN, STEVEN	0.00	39.34	1,025.00	1,381.50	0.00	2,445.84
BURNS, BRIAN	0.00	11.18	1,000.00	0.00	0.00	1,011.18
CADY, ANN & WALTY, ROBERT	0.00	5.59	500.00	0.00	0.00	505.59
CAHILL, EDWARD J.	89.73	11.29	1,000.00	5.16	0.00	1,106.18
DOWNING, CHRISTOPHER	0.00	11.18	1,000.00	0.00	0.00	1,011.18
ELDRIDGE, DEBORAH	0.00	11.18	1,000.00	0.00	0.00	1,011.18
ELDRIDGE, DEBORAH W.	0.00	78.34	0.00	3,843.17	0.00	3,921.51
HAIGHT, WILLIAM JR.	0.00	8.94	500.00	0.00	0.00	508.94
JOHNSON, ANN	0.00	11.18	1,000.00	0.00	0.00	1,011.18
JONES, ANDREW & KRISTY	0.00	10.06	900.00	0.00	0.00	910.06
KALINUK, JOHN D.	0.00	5.59	500.00	0.00	0.00	505.59
KING, BENJAMIN S	0.00	11.18	1,000.00	0.00	0.00	1,011.18
KING, STAFFORD J and ANNE	0.00	11.18	1,000.00	0.00	0.00	1,011.18
LAMAGAT, MARIE-THERESE	0.00	11.18	1,000.00	0.00	0.00	1,011.18
MCNEVICH, CHRISTOPHER V AND CARA J	0.00	11.18	1,000.00	0.00	0.00	1,011.18
NEWBERRY, KEVIN	0.00	16.49	1,000.00	260.38	0.00	1,276.87
PACHECO, CHRISTY	0.00	10.62	950.00	0.00	0.00	960.62
PACHECO, JAMES	0.00	11.18	1,000.00	0.00	0.00	1,011.18
POWER, MARY	0.00	11.18	1,000.00	0.00	0.00	1,011.18
SANTOS, RICHARD & MARIA	0.00	11.18	900.00	0.00	0.00	911.18
SAXTON, WILLIAM & LINDA	0.00	11.18	1,000.00	0.00	0.00	1,011.18
TUPPER, ROBERT	0.00	11.18	1,000.00	0.00	0.00	1,011.18
WOODRUFF, MARK A	0.00	11.18	1,000.00	0.00	0.00	1,011.18
ZERVAS, KATHLEEN J.	0.00	8.94	600.00	0.00	0.00	608.94
TOTAL	89.73	372.96	23,475.00	5,490.21	0.00	29,427.90