

Windsock Village Property Owners Corporation Meeting

February 26, 2019
4 Apache Lane

MEETING STARTED 6:30 PM

ATTENDANCE

~~Ann Cady~~
Carl Tyler
Chip Johnson
Greg Howard
Lisa Maggiolo
Meriel Mingori
Paula Moore
Tom Huckman
Greg Vince

Approve minutes of December 18, 2018 meeting

Motion to accept minutes. Motion accepted.

Treasurer's Report

2/16/19 Bookkeepers Report
Checking Balance \$2,312.32
Money Market Balance \$59,314.44

Total outstanding dues are \$11,443.27

This balance includes 14 accounts

Bills due by Month End \$450

Motion to accept Treasurer's Report. Motion accepted.

Old Business

- **C&R Violations, continued**
Same status as last meeting due to weather.
- **Delinquent Accounts- Status**
Letters were sent, some overdue accounts took action and contacted Greg Howard.

Example Christy Pacheco made a small payment.
Kevin Newberry has a settlement coming so expects to pay shortly.
Small claims are being filed for Jeff and Elizabeth Brown.
Steven Brown who filed with the court to have the warrant pulled, but he has to appear at the hearing. His warrant prompted his action.
James Pacheco, has not responded, owes the full amount.
No response from Mark Woodruff.

This year there were four small claims, last year there were six. Brian Burns made a \$500 payment, will make his next payment when he receives his tax return.

Jeff Larocque, no response.

Others have sent small amounts, example Mr. Haight

- **WVPOC Policy Development**

Greg Howard looked at the C&R for Soaring Heights. The Soaring Heights design guidelines are much more stringent. Examples of proposed policies to include commercial equipment, vendor signs, storage containers, etc. Paula Moore has been doing some work with some example policies.

A discussion took place around school buses and would they be allowed. Tom suggested putting down some examples with specific vehicles.

The goal is to have proposed policies ready for the Annual Meeting.

New Business

- **WVPOC Budget**

Most everything is tracking, except for winter maintenance, which is already overspent, and we don't yet have the invoice yet for February, and most likely more costs in March. Potentially 30-35k this year. Next meeting, Greg Howard will try and get more meaningful numbers from the plow company for upcoming years, to help plan the budget.

There was a question about interest appearing on the P&L, but not being in budget, Greg Howard will check with the bookkeeper to ask why that is showing up.

The question was asked should summer road maintenance be kept at 16k. Most believed yes, as work will need doing in summer, and potentially it provides backup for a bad winter, so people believed it prudent to keep it.

Other

Paula Moore made up a summary sheet that could be sent to agents, such as dues still to be paid, taxes etc. it will be sent to David Manley to fill-in, if Greg Howard gets requests for the information from realtors, title companies etc..

Greg Howard made a motion to utilize the form that Paula has generated, for statements regarding dues, from this day forward. Motion was accepted. Paula will send Greg a digital version of the form.

Annual meeting is planned for the 8th of June. A motion was made to set the date for June 8th, at 9am. Motion was accepted.

Discussion took place around welcome buckets, Carl said he is happy to take it over.

Public Comment

Next meeting March 19th, 4 Apache Lane

Meeting Adjourned 7:51 PM

Motion to adjourn, motion accepted.