

Windsock Village Property Owners Corporation Meeting

March 19, 2019

4 Apache Lane

MEETING STARTED 6:36 PM

ATTENDANCE

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

Approve minutes of February 26, 2019 meeting

Motion to accept minutes. Motion accepted.

Bookkeeper's Report

3/15/19 Bookkeepers Report

Checking Balance \$4,212.87

Money Market Balance \$51,919.18

Total outstanding dues are \$9,226.75

This balance includes 14 accounts

Bills due by Month End \$2351.46

Christopher McNevech has paid his account in full leaving a small credit.
William Saxton has kept to his agreement making monthly payments.
Neither Brown Steven or Jeffrey has made any payment or made contact.
Christy Pacheco has yet to set up an arrangement, as noted in prior email.
Jeffrey Larocque has yet to make contact or any arrangement.

Please note that the outstanding accounts has been updated since David's report with James Pacheco paying his assessment in full. Once his check clears we will update the Court on his status and close the small claim.

Motion to accept Bookkeeper's Report. Motion accepted.

Old Business

- Delinquent Accounts- Status

- Steven Brown required by the Court to make monthly payments for \$250 from March 1st until judgement is paid off. So if he hasn't paid by the end of the month, we inform the court.
- WVPOC Budget
 - Budget vs actual, plowing significantly higher than what we had budgeted. Currently at \$28,000 through February. Maureen Brooke's said, this year vs previous years is running about 20% above average of earlier years. Greg is thinking future years, budget \$28,000 per year vs \$20,000 for plowing.
 - Greg didn't see any other line items that he felt needed to be increased.
 - Greg will put something together regarding specific needs for maintenance like mowing, cleanup etc. so he can obtain estimates.
- WVPOC Policy Development
 - Paula sent out a first pass at some policies, looking for input from others.
 - Some items discussed were:
 - What constitutes a commercial vehicle?
 - Are snowmobile, motorcycle and ATV trailers acceptable?
 - Public input - Some felt that the big green structures for storing RVs shouldn't be acceptable.
 - Storage trailers, example pods. For temporary use storage. Remove in open view.
 - Greg believes a compliance section is required.
- Interest expense line item question from February meeting.
 - Is approximately half of what was to be paid this year on this note for the road improvement. Still not sure why it's a separate line item. David has been asked for exact details on what is interest and principal.

New Business

- 2019 Annual Meeting - Was discussed, the date is June 8th - the location is Chuck Waldo's property, 20 Navajo Way. WVPOC will be in the morning.

Public Comment

Next meeting April 16th, 4 Apache Lane

Meeting Adjourned 7:50 PM

Motion to adjourn, motion accepted.

11:52 PM

WINDSOCK VILLAGE PROPERTY OWNERS

Profit & Loss Budget vs. Actual

03/15/19

June 1, 2018 through March 15, 2019

Cash Basis

	Jun 1, '18 - Mar 1...	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Reserve Account	0.00	4,000.00	-4,000.00	0.0%
Payroll Expenses	0.00	0.00	0.00	0.0%
Welcoming Committee	0.00	300.00	-300.00	0.0%
Flag Purchases	0.00	75.00	-75.00	0.0%
Treasurer Stipend	0.00	0.00	0.00	0.0%
Insurance - Liability, D and O	0.00	2,700.00	-2,700.00	0.0%
Road Paving Debt Service	0.00	27,360.00	-27,360.00	0.0%
Road Sign Maintenance	61.77	500.00	-438.23	12.4%
Annual Meeting	142.23	200.00	-57.77	71.1%
Professional Fees	425.00	425.00	0.00	100.0%
Secretary Stipend	450.00	600.00	-150.00	75.0%
Office Supplies & Postage	534.83	900.00	-365.17	59.4%
Utilities	631.77	900.00	-268.23	70.2%
Real Estate Taxes	706.00	850.00	-144.00	83.1%
Management Fees	900.00	1,200.00	-300.00	75.0%
Legal Expense	1,136.88	4,000.00	-2,863.12	28.4%
Summer Road Maintenance	1,160.88	16,000.00	-14,839.12	7.3%
Accounting & Bookkeeping	1,685.00	2,000.00	-315.00	84.3%
Interest Expense	5,401.59	0.00	5,401.59	100.0%
Road Resurfacing Fund	7,000.00	7,000.00	0.00	100.0%
Winter Road Maintenance	28,548.00	20,000.00	8,548.00	142.7%
Old Mill Paving Project	29,170.00	29,990.00	-820.00	97.3%
Total Expense	77,953.95	119,000.00	-41,046.05	65.5%
Net Ordinary Income	-77,953.95	-119,000.00	41,046.05	65.5%
Net Income	-77,953.95	-119,000.00	41,046.05	65.5%

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03/15/19

WINDSOCK VILLAGE PROPERTY OWNERS
A/R Aging Summary w/ Open Balances
As of March 15, 2019

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
BROWN, JEFFREY & ELIZABETH	0.00	9.21	10.19	9.86	1,040.76	1,070.02
BROWN, STEVEN	0.00	22.76	25.18	24.38	2,581.77	2,654.09
BURNS, BRIAN	0.00	4.60	5.10	9.86	540.76	560.32
HAIGHT, WILLIAM JR.	0.00	3.22	3.57	4.93	373.74	385.46
JOHNSON, ANN	0.00	0.00	5.61	5.42	21.58	32.61
LAROCQUE, JEFFREY	0.00	3.57	3.95	3.82	400.00	411.34
MCNEVICH, CHRISTOPHER V AND CARA J	0.00	-4.98	0.00	0.00	0.00	-4.98
NEWBERRY, KEVIN	0.00	8.84	0.00	0.00	0.00	8.84
PACHECO, CHRISTY	0.00	7.82	8.66	8.38	887.25	912.11
PACHECO, JAMES	90.00	9.21	10.19	9.86	1,040.76	1,160.02
SANTOS, RICHARD & MARIA	0.00	3.68	5.10	5.92	333.89	348.59
SAXTON, WILLIAM & LINDA	0.00	5.00	7.64	8.38	378.98	400.00
WOODRUFF, MARK A	0.00	9.21	10.19	9.86	1,040.76	1,070.02
ZERVAS, KATHLEEN J.	0.00	1.70	3.41	4.19	209.01	218.31
TOTAL	90.00	83.84	98.79	104.86	8,849.26	9,226.75

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WINDSOCK VILLAGE PROPERTY OWNERS
Transaction List by Customer
February 15 through March 15, 2019

Type	Date	Num	Memo	Account	Clr	Split	Amount
BROWN, JEFFREY & ELIZABETH							
Invoice	02/28/2019	FC 152	Finance Charge	Accounts Receivable		-SPLIT-	9.21
BROWN, STEVEN							
Invoice	02/28/2019	FC 153	Finance Charge	Accounts Receivable		-SPLIT-	22.76
BURNS, BRIAN							
Invoice	02/28/2019	FC 154	Finance Charge	Accounts Receivable		-SPLIT-	4.60
HAIGHT, WILLIAM JR.							
Invoice	02/28/2019	FC 155	Finance Charge	Accounts Receivable		-SPLIT-	3.22
LAROCQUE, JEFFREY							
Invoice	02/28/2019	FC 156	Finance Charge	Accounts Receivable		-SPLIT-	3.57
MCNEVICH, CHRISTOPHER V AND CARA J							
Invoice	02/28/2019	FC 157	Finance Charge	Accounts Receivable		-SPLIT-	9.21
Payment	03/02/2019	51517...		Undeposited Funds	X	Accounts Rece...	1,075.00
NEWBERRY, KEVIN							
Invoice	02/28/2019	FC 158	Finance Charge	Accounts Receivable		-SPLIT-	8.84
Payment	03/12/2019	1603		Undeposited Funds	X	Accounts Rece...	1,024.55
PACHECO, CHRISTY							
Invoice	02/28/2019	FC 159	Finance Charge	Accounts Receivable		-SPLIT-	7.82
PACHECO, JAMES							
Invoice	02/28/2019	FC 160	Finance Charge	Accounts Receivable		-SPLIT-	9.21
Stmnt Charge	03/15/2019		Small Claims ...	Accounts Receivable		Legal Expense	90.00
SANTOS, RICHARD & MARIA							
Payment	02/25/2019	2666		Undeposited Funds	X	Accounts Rece...	100.00
Invoice	02/28/2019	FC 161	Finance Charge	Accounts Receivable		-SPLIT-	3.68
SAXTON, WILLIAM & LINDA							
Invoice	02/28/2019	FC 162	Finance Charge	Accounts Receivable		-SPLIT-	5.00
Payment	03/14/2019	1596		Undeposited Funds	X	Accounts Rece...	205.00
WOODRUFF, MARK A							
Invoice	02/28/2019	FC 163	Finance Charge	Accounts Receivable		-SPLIT-	9.21
ZERVAS, KATHLEEN J.							
Invoice	02/28/2019	FC 164	Finance Charge	Accounts Receivable		-SPLIT-	1.70