

# Windsock Village Property Owners Corporation Meeting

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*December 18, 2018*

*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

## **Public**

Jeff Larocque

## **Public Input from Jeff Larocque**

Jeff Larocque wanted the board to reconsider its decision to not allow the tractor component of his tractor/trailer to be kept on his property. He explained how it was an inconvenience having to move his items between the car and tractor, and how difficult it can be during cold weather waiting for the car/tractor to heat up.

Ann Cady, asked what the weight of the tractor is, as she is concerned about the weight of the vehicle on the Windsock roads. Jeff explained that he believed the the weight of the tractor to be approximately 20,000 lbs, which he believed is not anymore than a fuel delivery truck.

Paula Moore suggested questions be asked of Jeff, and the board make a decision after Jeff has finished his presentation, and answering questions.

Jeff was asked if there were any expected problems with current storage area for the tractor/trailer. He said he didn't foresee any issues.

Tom Huckman, thanked Jeff for acting so quickly when the issue was raised initially.

Greg Howard asked, what others drivers do, when they do not live near the head office, does the company make arrangements for their vehicles? Jeff replied that the driver typically finds a location for their tractor/trailer, and if the driver isn't able to find anything, the company will often help the driver find somewhere.

Lisa Maggiolo asked what days we could expect the tractor to be on the property. Jeff explained, that it would normally be there Friday to Monday.

Jeff, completed answering questions, and the board thanked Jeff for coming along to present.

## **Approve minutes of November 27, 2018 meeting**

Motion to accept minutes. Motion accepted.

## **Approve special meeting minutes December 6th, 2018 meeting**

Motion to accept minutes. Motion accepted.

### **Treasurer's Report**

Checking Balance \$934.83

Money Market Balance: \$75,548.59

Total Outstanding Dues are \$16,981

This balance includes 19 accounts

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

Tom Huckman wanted to go on record that he was uncomfortable with the bookkeeper being able to transfer money to the checking account, and therefore able to remove it. Chip Johnson pointed out we have insurance to protect us against such a situation. Paula Moore agreed with Tom.

Ann Cady pointed out that this is really the role of the treasurer.

Tom made a motion to have the treasurer in charge of transferring funds for the bookkeeper, and depositing checks. So the bookkeeper would not have the ability to transfer funds from the money market account to the checking account.

The motion was seconded. The motion passed.

Paula Moore volunteered to become treasurer, and Tom Huckman said he would train to become treasurer in the future.

### **Old Business**

- **Plowing**

Greg explained how he had some shock when he got the bill for the first snow storms, which was approximately ~\$8k. The good news was that the summer maintenance budget wasn't used much as much as expected, so there are so funds that could be used if snow budget should go over.

- **C&R Violations, continued**

No Update.

- **Delinquent Accounts- Status**

12 out of 19 overdue accounts owe us the full amount, with some of those 12 owing more than one year. With the policy set in place previously, accounts overdue more than 6 months will be sent the letter informing them of our plan to take them to small claims court.

### **New Business**

- **18 Old Mill Road**

Discussion took place regarding Jeff's request for the board to reconsider allowing him to store the tractor on his property.

After considering the request and discussion, Chip Johnson made a motion, to continue not allowing the truck and trailer to be parked at 18 old mill road. Motion was seconded and accepted.

- **WVPOC Policy Development**

Discussion took place around C&Rs, what is considered "pleasant and harmonious". The board needs to be able to explain why the policies would be created to the general community.

Paula Moore has some suggestions for policies. An example was relating to commercial vehicles on properties.

Greg explained it would be great to have something for the June meeting, so suggested the board members, go away and think of possible items.

- **Welcome bucket**

Meriel asked if the new people received buckets, Greg was unsure, and explained they are handled by the welcome committee which is headed up by Mary Powers. Meriel said she will contact Mary.

- Tom Huckman pointed out a Pot hole on Old Mill Road where it meets with Pine Lane. Tom said he will fill it with some gravel so it can be protected during the winter.

## **Public Comment**

**Next meeting February 26th, 4 Apache Lane**

**Meeting Adjourned 8:01 PM**

Motion to adjourn, motion accepted.