

Windsock Village Property Owners Corporation Meeting

November 27, 2018
4 Apache Lane

MEETING STARTED 6:30 PM

ATTENDANCE

Ann Cady
Carl Tyler
Greg Howard
Greg Vince
Lisa Maggiolo
Tom Huckman

Approve minutes of October 16, 2018 meeting

Motion to accept minutes. Motion accepted.

Treasurer's Report

Checking a/c balance: \$5,705.

Savings a/c balance: \$77,592.

Total outstanding dues are \$18,518. This balance includes 20 accounts.

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

Old Business

- **C&R Violations, continued**

46 Old Mill Road- Richard Sacco unregistered vehicle. Greg mailed a letter, as of ten days ago, the vehicle was still there, so expecting to have to pursue in the spring

6 Aztec Drive - Kevin Newberry has continued making changes.

24 Captains Way. The planned addition fell through, has been asked for a letter to explain plans.

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

8 Red Baron Road- Edward Cahill, responded to the lawyer's letter, asking for a picture of the junk vehicle, saying it would help as he's a visual person.

See Attachment A for C&R Spreadsheet.

- **Delinquent Accounts- Status**

Debbie Eldridge account is all paid up.

Steven Brown did not appear at the payment hearing on November 10th, the court clerk will be issuing paperwork for a statement of assets, and if Mr. Brown fails to appear on January 16th, the court will issue an arrest order

- **Bookkeeper & Treasurer Positions**

The new bookkeeper is transitioning with Barb Clifford, Greg is arranging to get him access to the mail. December 1st is the transition day. Greg will have access to QuickBooks online.

- **Old Mill Road- Paving Project**

Tim Flynn to start working on shoulders, because of the snow he was told to work on driveway transitions not sides. Approx. \$1,100 for work to date. Unfortunately not able to get any other fall done, regarding drains, and cleaning of side of roads. Greg recommends using G.W. Brooks in Spring, instead of Flynn.

- **A discussion took place around snow plowing.**

New Business

- 18 Old Mill Road, propane truck. Greg has received calls concerning safety, and complaints that it conflicts with C&R. Greg asked for a written letter of complaint.

The Fire chief was approached and asked to check the storage of the truck with regard to regulations. Greg read letter from the fire chief. The letter indicated there was nothing at state levels to stop the truck from being parked there, and nothing in town zoning ordinance. Greg read some sections out from the C&, and went through some prior situations in the community.

Mrs Gail Howard spoke up as public member, expressing her concerns. Saying we should be prouder of our environment and the community we live in.

Greg will approach the homeowner, and explain we've had some complaints, and how others have made provisions to store similar vehicles outside the neighborhood.

- Specifications need to be put together to find a replacement for Matt Welch.
- We are now looking for a new board member to replace the slot left by Stanley Brothers, and a treasurer.

Public Comment

Next meeting December 18th, 4 Apache Lane

Meeting Adjourned 7:38 PM

Motion to adjourn, motion accepted.

Attachment A

Windsock Village Property Owners Corporation								
C&R Violations Summary Table								
Address	Owner	Type of Violation	1st Contact	Response	2nd Contact	Response	3rd Contact	Response
6 Aztec Drive	Kevin Newberry	Exterior	10/18/2017	Email 11/17/17 Initiated cleanup	6/22/2018	Email 7/21/2018 cleanup 90 days		
12 Captains Way	Kandace Kukas	Exterior- No lawn	1/16/2017	Letter 3/13/17 Letter 5/31/17	10/16/2017	Letter 11/8/17 plan loam/seed	Verbal 6/9/2018	Lawn being worked on- partial complete
24 Captains Way	Eric Diaz	Exterior- No Lawn	1/19/2017	Letter 3/16/17	10/16/2017	Letter 11/2/17 plan loam/seed	Verbal 6/8/2018	Letter 6/9/18 plan loam/seed 8/2018
16 Navajo Trail <i>Closed</i>	Ben King	Unregistered vehicle	1/18/2017	Verbal @ 2/21/17 Meeting	10/16/2017	Removed vehicle		
16 Cherokee Lane <i>Closed</i>	Chester Johnson	Exterior- No lawn	10/18/2017	None	Verbal 6/9/2018	Remove debris loam/seed	Verbal 6/9/2018	Debris removed, lawn loam/seed
31 Navajo Trail	Chris Downing	Building setback	6/21/2017	Town enforcing	12/13/2017	Awaiting word from Town		
8 Red Baron Road	Edward Cahill	Unregistered vehicle	10/16/2017	None	3/29/2018	Town will enforce Zoning	8/9/2018	Certified Mail - No response
23 Old Mill Road <i>Closed</i>	Marc Attarian	Unregistered vehicle	1/19/2017	None	5/15/2017	None	7/11/2017	Letter 9/23/17 moved car
24 Old Mill Road <i>Closed</i>	Curtis Dewitt	Unregistered vehicle	1/19/2017	None	7/11/2017	Registered two vehicles	6/14/2018	Registered two vehicles
25 Old Mill Road <i>Closed</i>	Robert Miner	Use of Camper	6/21/2017	Town enforced Camper removed				
34 Captains Way <i>Closed</i>	Gary Gifford	Exterior- No lawn	1/19/2017	Letter 2/15/17 Loam/seeded 10/17				
46 Old Mill Road	Richard Sacco	Unregistered vehicle	10/16/2018	Letter 10/16/18				