

2018 WINDSOCK VILLAGE PROPERTY OWNERS CORPORATION ANNUAL MEETING - MINUTES DRAFT

JUNE 9, 2018 – 1:03 PM

Chuck and Kathy Waldo's hangar, 20 Navajo Trail

Certification by Secretary of notice given for the meeting

The Secretary Carl Tyler, certified that notice of the meeting was given and that a quorum had been established.

Review of Meeting Minutes for 2017 Annual Meeting

Bob Pustell made a motion to approve the minutes, and Bruce Hutchings seconded the motion. The meeting minutes were approved.

Presidents Report

Greg referenced the letter included in posted package. He addressed the aggressive action that was taken to address the scrub oak on the roadway system using a flail mower, and he hopes this year was the last year it will have been required, which he hopes will lead to savings in the summer budget as it is quite a large line item, just under \$4,000.

The board has made efforts to be consistent with C&Rs, working with individual property owners to help them come into compliance. So far there has been good progress, being even handed and consistent, to avoid anyone feeling they are being targeted.

One of the big discussions today is the resurfacing of Old Mill Road due to deterioration. The roadway is over 25 years old, the only thing done so far is a chip seal, which has been used to try and improve the road surface.

Greg recognized the hosts Chuck and Kathy Waldo for the use of their hangar, and Ben Brown and Bruce Hutchings for lunch and everyone that contributed.

The current board members introduced themselves. Greg thanked the board members for their service.

Greg thanked and recognized Bob Pustell for his service and involvement in the board and community.

Greg mentioned that building requirements for Windsock are different than the town, so buildings require approval to ensure you are in compliance with the Windsock C&R.

Greg pointed out that if you want a fire pit, you need a permit from the West Ossipee Fire Precinct, they usually come out within 24 hours, the fire department is also where you would get a red reflective number sign for a property.

Greg mentioned that a group purchasing arrangement exists with Rymes Propane and Oil for propane purchases. No current info from Rymes if they will continue that. Greg is looking to add a form to the assessment to collect information to help negotiate the deal. Greg asked that people hold off contacting Rymes for that agreement to minimize complications for them.

Treasurer's Report

Greg went through expenditures and income. He indicated the board works hard not to spend all the money, and tries to keep the assessments relatively level year to year. Currently showing cash on hand \$120,107. \$28,000 being identified as line item for road resurfacing. Unreserved cash is \$92,107. 7 Uncollected collections accounts total \$19,232. The majority of

this amount is 3 accounts which have been sent to collections agency. 4 hearings are currently on going with small Claims Court.

The Road project which was done approximately 9 years ago for the secondary roads, the original loan note of \$250,679 is now down to \$125,145, with 6 years remaining.

Frank Sullivan asked if the loan is a secured loan. Bob Pustell responded that technically it is a secured loan, on the property at the entrance of Windssock.

Ann Cady made a motion to accept the Treasurer's report, Stanley Brothers seconded the motion, the motion passed.

Budget

Greg went down through budget expenditure, line by line.

Mary Powers and Pat Pustell were thanked for running the welcoming committee.

Proposed budget for 2018/2019 \$89,010 / 119 property = Assessment \$748 (same as last year)

Ann Cady asked why the increase in Office fees/postage. Greg explained it was due to Small claims court charges. Which we will get back, when small claims finds in our favor.

Ann Cady asked about the flag cost of \$75, and maybe we should only change flags every other year. It was explained, that the flag is only replaced when necessary, so the \$75, may or not be spent depending on the condition of the flag.

Election of Trustees

Three board members have terms expiring Bob Pustell, Meriel Mingori and Stanley Brothers. There is also a 1 year and a 2 year term vacant to fill.

Meriel Mingori said she is willing to run for the 1 year slot, Stanley Brothers said he would be happy to run for the 2 year.

Ann Cady put herself forward for a 3 year term

Carl Tyler put himself forward for a 3 year term

Chip Johnson put himself forward for a 3 year term

Glen Mori made a motion to close the nominations, seconded by Bob Pustell. The motion passed.

Road Resurfacing

The Windssock Village Aviation Corporation did not approve providing a loan to assist with funding the road resurfacing. FR Carroll has been the paving contractor we have been working with, Greg described the work required on the road. A discussion took place to pay off the existing loan. Instead of paying for new road surface.

Greg explained how when the road was put in, it helped people who lived on the road with dust issues, and increased the property values for all of Windssock Village.

Glen Mori, said what's done is done, but this wouldn't have been an issue if Windssock had remained a dirt road.

Bruce Hutchings, explained how we have a beautiful 4,000 foot runway, and beautiful taxiways, and that everyone visiting uses Old Mill Road, and believes that if the road surface wasn't repaired it would lead to lower property values as it would impact the image of Windssock.

Stanley Brothers, said if you drive into the community in the spring you will see potholes from the salt brought in from Ossipee Lake road, and that if the road isn't resurfaced, more of Old Mill Road will look like that.

Greg pointed out, how the paved road has lead to a better quality of life, because there is less dust than there was when it was a dirt road, and also that property values went up when the road was paved.

Matt Ham asked what the assessment would be if all was done \$252.10 each, The board didn't know what the assessment would be if half the roadway was done. Doing the project separately, Greg would expect there to be a 20% difference in cost, due to machine rentals being required again etc.

Mrs. Howard indicated costs have already gone up since the original estimate, and that it makes more sense to do the work now, or risk the costs increasing even more.

A motion was made to close discussion, the motion was seconded, the motion passed.

Bruce Hutchings' made a motion to increase the assessment from \$748 to \$1000 for the 2018/2019 fiscal year to cover paving the entire Old Mill roadway. The motion was seconded by Ann Cady.

A question was asked what if the amount for the project was more than estimated. Greg explained the contract would have a cap, so we do not extend ourselves.

Paula Moore and Tom Huckman, said they would prefer to see it as a special assessment vs it being within the regular assessment. Greg, pointed out, that if the motion fails, Tom could put that forward as a motion.

Carl Tyler made a motion to close discussion, Bob Pustell seconded, the motion passed.

Kevin asked a question about if the Windock Entrance should be changed to similar lines as Soaring heights, where one side is entrance, and one side is exit. Greg said that was a discussion topic for a board meeting.

Bruce Hutchings proposal passed, which also approved the final budget.

Other New Business

Frank Sullivan, withdrew his agenda items.

A motion was made by Bob Pustell to authorize as much funds from saving to accomplish the approved paving project. The motion was seconded, and the motion passed.

Matt Hamm discussed someone approaching the bank about renegotiating the existing loan with the bank, to discuss refinancing the loan for a lower interest rate. Hamm said it should be put in the minutes, so that it can help negotiate the bank.

Matt Hamm made a motion, that at next year's meeting, we have on table a discussion of a one time payment to cover the loan. The motion was seconded, the motion passed.

Diane Sullivan proposed some money being used to spruce up the entrance to the community. Greg asked if Diane, would be part of the beautification committee, Greg asked if Diane could form a committee and then come to the board to request resources.

A motion was made to end the meeting, the was motion seconded, the motion passed

The Meeting ended at 2:51PM