

Windsock Village Property Owners Corporation Meeting

April 16, 2019
4 Apache Lane

MEETING STARTED 6:33 PM

ATTENDANCE

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

Approve minutes of March 19, 2019 meeting

Motion to accept minutes. Motion accepted.

Bookkeeper's Report 4/15/19

Checking Balance \$2886.82
Money Market Balance \$50,923.32
Total outstanding dues are \$5,941.27
This balance includes 10 accounts
Bills due by Month End \$2350.93
See Appendix A for further details

Jeffrey Larocque needs chasing and Chris Pacheco not paying the \$200/month as agreed, only paying \$100. Steve brown- Greg filed contempt of court, for not having paid March 1st as agreed.

Motion to accept Bookkeeper's Report. Motion accepted.

Old Business

- C&R Violations, continued
 - Greg preparing Letter to Eric Diaz, regarding lawn.
 - Steve Brown, backhoe on property, property is looking worse, industrial kitchen in yard. Concerns about the appearance. Greg will send the C&R letter.
 - Will send a letter to Saco about pickup truck.
- Delinquent Accounts - Status
 - 2 active small claims, Steve brown, Jeffrey and Elizabeth Brown.
 - Will reach out to a couple of people about their missing payments.
 - Will contact Lee's about the container and tree removal sign.
- WVPOC Budget

- Upcoming years budget
 - Removed Professional fees of \$425 for tax return preparation, because we'll do taxes in-house. May 31st is fiscal year. So tax due after fiscal year ends.
 - \$600 additional budget. For property entry flowers, community enhancement.
 - Welcome committee remains the same
 - Sign with crimewatch fell. Tom will put up a new post with all the signs.
 - Discussion of snow budget. Reduce this years actual spend by 20%, as Brooks said this year was about 20% more than usual years.
 - Total \$96,385 / 119 properties. \$809.95 if down to 118 properties \$816.83
 - Motion to approve budget, motion passed
- 2019 Annual Meeting
 - June 8th, being held at Chuck Waldo property.
- WVPOC Policy Development
 - Paula has developed and laid out a policy document. Will send to Carl who will review. Will be on agenda for discussion at annual meeting. See Appendix B
- Motion to accept windsock property policies and guidelines for submission to property owners at annual meeting. Motion passed.

New Business

- Summer Maintenance Contract
 - Matt no longer available, approached by Tim Flynn regarding shoulder work and summer maintenance. Tom Huckman will submit a proposal. Get Tom to coordinate with Steve Moore regarding fertilizing and lyme. Motion was made to accept toms proposal, motion passed. See Appendix C.

Public Comment

Next meeting May 21st, 4 Apache Lane

Meeting Adjourned 8:03 PM

Motion to adjourn, motion accepted.