

Windsock Village Property Owners Corporation Meeting

June 18, 2019
4 Apache Lane

MEETING STARTED 6:37 PM

ATTENDANCE

~~Ann Cady~~
Bruce Hutchings
Carl Tyler
Chip Johnson
Greg Howard
Lisa Maggiolo
Mary Power
Paula Moore
Tom Huckman

Approve minutes of May 21, 2019 meeting

Motion to accept minutes. Motion accepted.

Bookkeepers Report

At the time of the meeting, the incorrect bookkeepers report had been presented, so no motion was made to accept the bookkeepers report. The numbers below were provided by David Manley post meeting.

6/18/19 Bookkeepers Report

Checking Balance	\$989.50
Money Market Balance	\$33,327.80

Total outstanding dues are	\$99,864.86
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This balance includes 117 accounts

Bills due by Month End	\$2,700.62
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Old business

C&R

- Kevin Newberry, 6 Aztec Drive, work has resumed, and Kevin has promised to finish the work with assistance from Tom Hickman. Greg asked how much of the debris will be removed, Tom didn't have an answer for that as it will depend upon the approach Kevin chooses to take.
- Eric Diaz, 24 Captains Way, on May 12th they forwarded a letter indicating that loam is being put on the property.
- Edward Cahill, 8 Red Baron Road, the information has been forwarded to attorney as Greg still has not received a response to previous contact.
- Curtis Dewitt, forwarded registrations for two vehicles, so the property is back in compliance.

- Steven Brown, 12 Red Baron, It appears that cleanup has been initiated on the property.
- 46 Old Mill Road, Kathy Sacco, Greg has been waiting due to the death of Richard before contacting her. Chip believes the property will be sold soon, and we'll see huge improvements.
- 7/9 Pine Lane Road, John D Kalinuk, has an unregistered vehicle, Greg will send him the policy letter.
- 11 Old Mill Road, the Lee's will be sent a letter regarding their storage container.
- Glen Mori, 16 Captains Way, a letter was received from Bob Pustell regarding declining appearance of the Mori property. Greg has requested the legal file from Bob, so we can get familiar with the case. Discussion took place about how best to handle the situation. The agreement between WVPOC and Glen calls out for contacting the attorney, vs contacting Glen directly. The board wondered if that was still the right thing to do, as it may come across as aggressive and impersonal.
- Lisa Maggiolo asked a question about scaffolding on Ben Kings, the barn on Navajo. Greg will send the C&R letter.
- Lisa Maggiolo raised concerns about the fence on 11 Skyhawk Drive, Greg believed this was an Aviation Board issue, as the fence involves the taxiway.

Delinquent accounts

- Jeffery Larocque, a letter has been sent informing him we are taking action in small claims court, as he hadn't made a payment by the end of May.
- Steven Brown, Greg has not heard from courts since he filed the petition saying Steven hadn't complied, it was filed the end of April.
- Everything overdue account prior to this year is in small claims.
- Greg received two notices from the town tax collector, one was a notification for Steven Brown where the town has placed a lien of \$4,662.65 on his property and another notice regarding a lien for Jeffrey and Elizabeth Brown for the amount of \$41.01.

2019 Annual Meeting - Review

- Everything went pretty much as hoped and expected.
- An issue regarding large trucks was raised by Rob Walty at the meeting, he was asked to present it at a regular board meeting. Rob has not yet presented to board, due to health issues. We wish him a speedy recovery.

New business

- Road maintenance crack sealing - Greg believes it is appropriate to look into the condition of the secondary roads. Bruce felt from his walks, that the roads were fine. Chip asked about road sides, Tom said he'll look at them. Greg mentioned after pollen and needle drop some drains will need cleaning, looking towards extending the life of the drains.
- Greg mentioned trees in overlook area (opposite the gazebo), that are bare, and concerned about their stability, so they might have to be cut down.
- Iras lane. Tom now has possession of concrete blocks that will be used as the foundation for a gate. Greg asked if the gate will be in by the end of the summer, Tom replied positively.

Public comment

Next meeting July 23rd, 4 Apache Lane Carl will be unable to attend, Tom has volunteered to take the minutes.

Meeting Adjourned 7:34 PM

Motion to adjourn, motion accepted.