

# Windsock Village Property Owners Corporation Meeting

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*May 21, 2019*  
*4 Apache Lane*

## **MEETING STARTED 6:35 PM**

### **ATTENDANCE**

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

### **Approve minutes of April 16, 2019 meeting**

Motion to accept minutes. Motion accepted.

### **Bookkeeper's Report 5/20/19**

Checking Balance	\$3,179.54
Money Market Balance	\$44,327.80
Total outstanding dues are	\$4,439.53

This balance includes 9 accounts

Bills due by Month End	\$2,798.83
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Greg indicated there will be savings from a new insurance policy, due to the removal of unnecessary coverages like cyber attack insurance.

Motion to accept Bookkeeper's Report. Motion accepted.

### **Old Business**

- C&R Violations, continued (See Appendix A)
  - Kevin newberry, sent another letter. Tom will push him along.
  - Eric Diaz, given 30 days to show he's going to do something.
  - Curtis Dewitt - had not forwarded registrations for vehicles, so was sent a reminder.
  - 12 Red Baron, Steven Brown was sent a letter about his properties exterior appearance.
  - 8 Red Baron, Ed Cahill, the attorney is forwarding a letter regarding unregistered vehicles.
- Delinquent accounts

- Steven Brown owes \$2,700, plus the new fiscal year ~\$800. Still waiting on the District Court for the next step.

### **2019 annual meeting**

- Porta Potty arrangements have been made.
- Three terms are expiring Meriel Mingori, Greg Vince and Greg Howard.
- Paula Moore needs electing as she had filled Stanley Brothers slot.
- Two vacancies, looking for volunteers.
  - Paula Moore will run for Greg Vince's expired slot.
  - So need two candidates for one year and three year term.
- A volunteer was needed for helping to cook at meeting. Greg Vince is happy to take a grill and help cook. Greg will find out from Aviation who's involved. He will speak to Ben Brown to see what's required.

### **Missing Property from Assessment List**

- There were two properties missing from the property assessment list
- Jack Zito - had somehow been marked as conservation property
- Garabedians, two properties, under two different trust names

### **Discussion of Windsock Entrance raised at annual meeting**

During the 2018 Annual meeting, someone asked if the Windsock entrance should move to a one way system, similar to Soaring Heights. The board was polled, and the majority agreed the current entrance is fine as it is.

### **Property Setbacks**

Greg Vince asked why Windsock has a 30 ft setback, vs the town having a setback of 25ft. Greg Howard explained it is because Windsock had building restrictions in place before the town had zoning rules.

### **Meeting Adjourned 7:33 PM**

Motion to adjourn, motion accepted.

**Appendix A**

12:16 PM

05/19/19

**WINDSOCK VILLAGE PROPERTY OWNERS  
A/R Aging Summary  
As of May 20, 2019**

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
BROWN, JEFFREY & ELIZABETH	0.00	90.00	10.19	9.21	10.19	119.59
BROWN, STEVEN	0.00	24.38	25.18	22.76	2,631.33	2,703.65
JOHNSON, ANN	0.00	0.00	0.00	0.00	32.61	32.61
LAROCQUE, JEFFREY	0.00	3.82	3.95	3.57	407.77	419.11
MCNEVICH, CHRISTOPHER V AND CARA J	0.00	0.00	0.00	-4.98	0.00	-4.98
NEWBERRY, KEVIN	0.00	0.00	0.00	8.84	0.00	8.84
PACHECO, CHRISTY	0.00	6.41	7.64	7.82	704.29	726.16
SANTOS, RICHARD & MARIA	0.00	1.97	3.06	3.68	144.91	153.62
WOODRUFF, MARK A	0.00	90.00	0.00	9.21	10.19	109.40
ZERVAS, KATHLEEN J.	0.00	1.33	1.89	1.70	166.61	171.53
TOTAL	<u>0.00</u>	<u>217.91</u>	<u>51.91</u>	<u>61.81</u>	<u>4,107.90</u>	<u>4,439.53</u>