

# Windsock Village Property Owners Corporation Meeting

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*September 17, 2019*

*61 Old Mill Road*

## **MEETING STARTED 6:31 PM**

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

## **Approve minutes of August 20, 2019 meeting**

Motion to accept minutes. Motion accepted.

## **Bookkeepers Report**

9/14/19 Bookkeepers Report  
Checking Balance \$9,423.40  
Money Market Balance \$91,496.89

Total outstanding dues are \$19,261.95

This balance includes 24 accounts

Bills due by Month End \$2,350.45

Motion to accept bookkeepers report. Motion accepted.

## **Old Business**

- C&R Violations
  - See Appendix A
- Delinquent Accounts
  - The WVPOC collections policy will be kicking in for accounts that are not paid within 6 months, which includes sending letter indicating the current policy, and that the WVPOC will be taking them to small claims court if they don't respond.
  - Jeffrey Larocque has paid up their outstanding fees.
  - Steve Brown, we are waiting for the next step from the Small Claims Court.

## **New Business**

- Large Gatherings/Parties
  - A discussion took place regarding the letter of complaint from the Lee's, see Appendix B. Greg Howard explained that he looked into the complaint and the items listed in it. Various board members also provided information about the event, and their findings in reference to the letter. Greg explained the Pustell's

had approached him on the Monday or Tuesday before the event. Greg informed them they would be responsible if anything should happen at the event. The board discussed how large events could be handled in the future.

A motion was made by Tom Huckman "If you are going to host a large gathering, the board should be informed a week in advance of the event. So the board can have the opportunity to inform other residents and to ensure the hosting party knows they are responsible". The motion was seconded, and passed.

- Bike Rack
  - More bikes are being left leaning against the Gazebo during the day, and Greg was wondering if we should have a bike rack for the youths to place their bikes in. A discussion took place around the bike storage. Lisa Maggiola via email had indicated that she had spoken to a child which leaves their bike and they are OK with a bike rack. Bruce Hutchings has offered to make a wooden one. Ann Cady, made a motion for Bruce Hutchings to make a bike rack which can hold 10 bikes, to be placed near the gazebo. The motion was seconded, and passed.
- Short-term Rentals
  - A discussion took place around short term rentals, like Air bnb. The board felt no action was required.
- Bob Pustel got documentation for Glen Mori property legal settlement to Greg, and what was agreed to in that settlement. Flaps down on hangar, unless Mr Mori is in the hanagar <<get agreement from Greg Howard>> April 27 2016. The current complaint relates to the hangar door being up all the time, and various items being stored in the open, or visible within the hangar. Greg feels, some board members should visit the site, to see if there is something in violation. Tom suggested two people go, so there is a witness to the conversation. Greg is willing to go, as he feels contacting the attorney first may escalate things, which no one feels is necessary at this point.
- Town Evaluations
  - Greg received emails from a couple of Windsock residents, Bob Pustel, and Nancy Wogman, regarding the new property assessments.. The emails, were explaining that when this had happened previously the Board had acted as a group, and approached the Assessors office. Greg has emailed the Assessor and has asked the question how much total valuations went up, and if there was a special adjustment made to Windsock land values which was not made to other properties in the area, as the land values have increased in the assessments. Paula said to make an appointment with the Assessors office to argue the valuation, or you will not have a chance of adjustment. At the next meeting if we find we have not been treated the same as other properties, we may be planning how to handle the situation as a group.

#### **Old business**

- Tom is waiting on Dig Safe so he can remove the flag pole for maintenance.

#### **Public comment**

**Next meeting October 15th, 2019, 4 Apache Lane.**

**Meeting Adjourned 7:41 PM**

Motion to adjourn, motion accepted.

# Appendix 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	4th Contact	Response
6 Aztec Drive <i>Ongoing</i>	Kevin Newberry	Exterior	10/18/2017	Email 11/17/17 Initiated cleanup	6/22/2018	Email 7/21/2018 cleanup 90 days	Letter 5/18/2019	Work resumed, w/promise to finish	Email 7/10/2019	
12 Captains Way <i>Ongoing</i>	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 <i>Ongoing</i>	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	Letter 5/18/2019	Letter 5/12/19 loam/seed
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 <i>Ongoing</i>	Chris Downing	Building setback	6/21/2017	Town enforcing	12/13/2017	Awaiting word from Town				
8 Red Baron Road <i>Ongoing</i>	Edward Cahill	Unregistered vehicle	10/16/2017	<b>None</b>	3/29/2018	Town will enforce Zoning	8/9/2018	Certified Mail - No response	Attorney contacted	One (1) vehicle removed
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	Letter 5/18/2019	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 <i>Closed</i>	Richard Sacco	Unregistered vehicle	10/16/2018	Vehicle removed						
12 Red Baron Rd <i>Ongoing</i>	Steven Brown	Exterior- Backhoe & Debris	5/18/2019	Initiated cleanup						
16 Navajo Trail <i>Ongoing</i>	Ben King	Exterior- Scaffolding	7/19/2019	None	8/20/2019	Certified Receipt 8/27/19				
25 Old Mill Road <i>Ongoing</i>	Robert Miner	Use of Camper	6/21/2017	Town contacted Owner						
53 Old Mill Road <i>Ongoing</i>	Marc Thurrell	Exterior- Brush piles	7/19/2019	Verbal @ 7/20/19						
9 Pine Lane <i>Closed</i>	John Kalinuk	Unregistered vehicle	7/19/2019	Vehicle removed						
11 Old Mill Road <i>Ongoing</i>	Dana Lee	Storage trailer	7/19/2019	Email 7/21/19						
WVPOC C&R Summary Spreadsheet.excel								9/17/2019		

## Appendix B

Aug 26, 2019, at 8:45 PM, Gayle Lee <[gblee85@gmail.com](mailto:gblee85@gmail.com)> wrote:

To The Home Owner's and Aviation Board Members:

It has recently come to our attention that there was a large political party at a certain residence at Windssock Village last weekend.

Although we were not here, we have heard from quite a few neighbors that a large group of non-residents were walking up and down our private grass runway and parked either on or too close to the main grass runway and taxiway, therefore impeding pilots from taking off, landing and not having clear access and told by this particular resident that they had permission to do so.

As far as we heard from neighbors, none of the neighbors were notified about these large groups of non-neighbors coming in and trespassing on runway property.

We feel at this time, that this subject should be brought up at the next monthly board meeting, whether it be aviation or property owners, or both. An apology should be in order from the resident who did not notify neighbors in advance.

We are all neighbors, and should be treated as such, and notified in advance on large groups of non-residents coming into a private airpark community. All residents should follow the airpark rules and regulations, in matters that concern everyone.

We have also noticed an increased amount of trash on our private roads and runway since this large party occurred. The Board should be made aware of these complaints and discuss these concerns with this property owner.

Thank you for your attention to this matter.

On Behalf of All Concerned Windssock Village Neighbors,  
Dana & Gayle Lee