

Windsock Village Property Owners Corporation Meeting

*April 21, 2020
4 Apache Lane*

Virtual Online Meeting

MEETING STARTED 6:33 PM

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

Approve the minutes of March 17, 2020 meeting

Motion to accept minutes. Motion accepted.

Bookkeepers Report

Windsock Village Property Owners
4/21/2020 Bookkeepers Report

Checking Balance.....\$7,582.70
Money Market Balance.....\$54,039.88

Total outstanding dues are \$6,961.90
This balance includes 10 accounts

Bills due by Month End.....\$2,352.28

For additional details see Appendix A
Motion to accept bookkeepers report. Motion accepted.

Old Business

- **C&R Violations**
 - 12 Red Baron Road - Steven Brown still ongoing regarding unregistered vehicles, and back hoe and other debris in yard.
 - 11 Old Mill Road, Dana Lee, March 23rd letter, stating they would be removing the container this spring, once road weight ban is lifted, and their property in Freedom is cleared of snow etc.
 - 24 Old Mill - Dewiitt registered 2 of the vehicles, but 2nd RV is not registered, not in compliance with tone zoning so will be reaching out to town administrator

- 23 Old Mill Road- Mark Atarian - forwarded via certified mail, notice of unregistered pickup truck.
- 8 Red Baron Road, Edward Cahill still with attorney.
- 31 Navajo Trail, Chris Downing, not followed up about moving building to be compliant, need to contact town to see what they are doing with enforcement.
- 24 Captains Way, Eric Diaz, Esther Diaz approached Greg, they are going to put a lawn in this spring.
- 6 Aztec Drive, Kevin Newbury, made a small amount of progress with burning some of the wood. Will seek outside help to remove the remainder.
- **Delinquent accounts**
 - 10 accounts in total are delinquent, some minor; 2 individuals who went to small claims have satisfied their payments in full.
 - Another partial payment by Steven Brown, of \$200 towards his outstanding amount. Paula prepared a lien for filing against his property for the unpaid amount, so he will have two liens outstanding. Greg will sign.
 - Other individuals not paid before the 31st will be notified they are being taken to small claims.

2020-2021 Budget

There are three line items that need to increase, real estate taxes regarding two properties at entrance, \$850 -> \$1800 , insurance \$2700 -> \$3100, winter maintenance \$27000 -> \$29000. So an increase of \$3,350 making a total budget of \$99,735 which equates to just over \$838 per assessment based upon 119 assessments. A motion was made to increase the three line items, and the motion was seconded. The motion passed.

Other New Business

- Banner of Support - Ann Cady
Ann had sent a letter regarding a thought of putting up a support banner, thanking health care workers and first responders. A discussion took place about the message, and what kind of budget might be necessary to do it. Ann is looking for the board's permission to hang a sign. Potential budget could come from welcome funds. Frank Sullivan suggested taking an ad out in the Conway Daily Sun.

A motion was made to not exceed \$200 dollars, to come up with a banner or ad to thank essential workers. The motion was seconded. The motion passed.

- Annual Assessment/C&R's - Frank Sullivan See Appendix B
Greg, handed over the opportunity to Frank to speak to about his case. Greg mentioned a paragraph from the C&R, and also mentioned the signing over of the Windsock

Aviation Sales to Windsock Village. Frank would like the board to get an attorney to review the C&Rs and if his interpretation is wrong he will pay for the attorney.

A discussion took place with Frank, with board members feeling the current interpretation was correct.

Paula made a motion to end the conversation, with Frank Sullivan regarding homeowner association dues, and not bring it up again in the future.

The motion was seconded, but did not pass.

Carl made an alternative motion to end the conversation with Frank Sullivan regarding homeowner associations dues. The motion was seconded, and passed. Tom Huckman Abstained, Paula Moore opposed.

- Annual meeting

With uncertainty of the meeting being able to be held in person, alternatives were discussed.

A suggestion was made to hold at the Gazebo with loud speakers.

A suggestion was made to hire a large marquee tent, but many felt that the tent would have to be too large, and there would still be bottlenecks at entrances where social distancing would be difficult to maintain.

A discussion took place about using a virtual online meeting, Carl explained the complications of voting, but felt an online meeting would be suitable and possible with the technology available.

The target date for the meeting would be June 27th to allow for suitable planning and to send out meeting packages. Ann expressed concern that not enough notice was being given for July 1st assessments due. Carl said he felt that people know the assessments are due at the same time each year, and didn't feel this was an issue.

A Motion was made to schedule the annual meeting as an online meeting June 27th. Motion was accepted and motion passed.

- Peter Lambert - long time secretary, found ring binders of former board meetings. Carl suggested we get them and scan them in as they would probably contain good institutional knowledge.
- Mary Power raised homeowners cleanup, and said it is unlikely to happen this year.

Public comment

Next meeting May 19th 2020, 4 Apache Lane

Meeting Adjourned 8:05PM

Motion to adjourn, motion accepted.

Appendix A

11:13 PM
04/12/20
Cash Basis

WINDSOCK VILLAGE PROPERTY OWNERS Profit & Loss Budget vs. Actual June 2019 through May 2020

	Jun '19 - May 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Road Paving Debt Service	0.00	27,360.00	-27,360.00	0.0%
Road Resurfacing Fund	0.00	7,000.00	-7,000.00	0.0%
Welcoming Committee	0.00	300.00	-300.00	0.0%
Flag Purchases	0.00	75.00	-75.00	0.0%
Reserve Account	0.00	4,000.00	-4,000.00	0.0%
Road Sign Maintenance	116.00	500.00	-384.00	23.2%
Annual Meeting	150.00	200.00	-50.00	75.0%
Office Supplies & Postage	282.28	900.00	-617.72	31.4%
Community Enhancement	308.31	600.00	-291.69	51.4%
Secretary Stipend	450.00	600.00	-150.00	75.0%
Utilities	718.97	900.00	-181.03	79.9%
Management Fees	900.00	1,200.00	-300.00	75.0%
Legal Expense	1,305.62	4,000.00	-2,694.38	32.6%
Real Estate Taxes	1,403.00	850.00	553.00	165.1%
Accounting & Bookkeeping	1,970.00	2,200.00	-230.00	89.5%
Old Mill Paving Project	2,500.00			
Insurance - Liability, D and O	3,035.00	2,700.00	335.00	112.4%
Summer Road Maintenance	8,036.50	16,000.00	-7,963.50	50.2%
Winter Road Maintenance	27,816.00	27,000.00	816.00	103.0%
Total Expense	48,991.68	96,385.00	-47,393.32	50.8%
Net Ordinary Income	-48,991.68	-96,385.00	47,393.32	50.8%
Net Income	-48,991.68	-96,385.00	47,393.32	50.8%

11:17 PM

04/12/20

WINDSOCK VILLAGE PROPERTY OWNERS
A/R Aging Summary
As of April 12, 2020

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
BROWN, JEFFREY & ELIZABETH	0.00	0.00	0.87	0.96	127.86	129.69
BROWN, STEVEN	0.00	0.00	116.10	30.89	3,009.62	3,156.61
BURNS, BRIAN	0.00	0.00	3.91	4.31	455.28	463.50
CAHILL, EDWARD J.	0.00	90.00	6.77	7.47	752.28	856.52
DOWNING, CHRISTOPHER	0.00	0.00	0.00	0.00	21.04	21.04
JOHNSON, ANN	0.00	0.00	2.00	2.21	97.95	102.16
KING, BENJAMIN S	0.00	90.00	7.72	8.52	855.28	961.52
MCNEVICH, CHRISTOPHER V AND CARA J	0.00	0.00	0.00	0.00	-7.85	-7.85
MOULTON, KELLY	0.00	0.00	0.00	0.00	-1.00	-1.00
NEWBERRY, KEVIN	0.00	90.00	7.72	8.52	864.12	970.36
PACHECO, CHRISTY	0.00	0.00	3.22	3.55	298.51	305.28
SANTOS, RICHARD & MARIA	0.00	-95.00	-6.37	0.00	0.00	-101.37
TUPPER, ROBERT	0.00	0.00	0.00	0.00	-0.36	-0.36
ZERVAS, KATHLEEN J.	0.00	0.00	1.67	1.84	102.29	105.80
TOTAL	0.00	175.00	143.61	68.27	6,575.02	6,961.90

Appendix B

To: Greg Howard, President of WV-I

April 17, 2020

Please review the C& R's, under Restrictions, number 1: "Maintainance of Roads & Community Area".

Question to the board: There are 49 lots in Windsock I and 89 lots in Windsock II for a total of 138 lots. Under our current procedure only 119 are being assessed. At the 2018 annual meeting the road assessment, which should have been a "special assessment", was included in the total assessment as one billing. Nineteen members did not pay their fair share because of the billing method used at the time. The way the budget was presented was incorrect regarding the number of members. It should have read 138 versus 119, thus the membership would have known that 19 members were not paying dues or special assessments. By the way, the aviation assessment is billed in the same manner and the actual number of members is not known. No one is exempt from dues and the way Windsock Village is doing business is in direct conflict with the Bylaws.

WVI and WVII C&R's quote:

"The owner of said lot shall annually contribute his fair proportionate share of the expense of maintaining, improving and plowing the common roadways within Windsock Village and of maintaining and improving any community areas with Windsock Village, as shown on said plan or hereafter designated. Such payment shall initially be made to the Grantor, which will supervise such operations. At any time after lots in the development have been sold by the Grantor, but in any event on sale of the final lot, the Grantor may relinquish its rights and obligations hereunder to an organization then to be formed by all lot owners with the development; such relinquishment to be accomplished by an instrument of the Grantor recorded in Carroll County Registry of Deeds, with copies of the same mailed to the last know address of each lot owner. Every lot owner, by the acceptance of this deed, agrees to be and remain a supporting member of such organizastion of lot owners."

Grantors Obligation, quote:

"Grantor reserves the right to convey all or any portion of said ways to the town of Ossipee as public roadways. While Grantor retains its obligations hereunder, the annual contribution is hereby fixed at \$75.00 per lot, payable on or before July 1 of each year. While an owner owns more than one lot, he shall be liable for only as many annual contributions per year as the number of principal residential buildings substantially completed on his lots as of June 1 of such year; not, however; to be less than one annual contribution, even if he has no such buildings."

(Note: Once the Grantor, the developer, has sold all the lots in Windsock Village, the Grantor's obligation is null and void. Thus, members purchasing and selling their additional lot/s do not have the right to be exempt from dues and special assessments. Also, members do not have the right to avoid dues by joining two lots as by doing so would alter the C&R's.)

Please review ByLaws, Article VI

Section 3: "Annual Assessments" The budget as adopted at the Annual Meeting shall be equally divided into as many shares as there are members obligated to pay annual assessments. Each such member shall be billed prior to July 1 of each year the amount of his annual assessment for the current year."

Section 4: "Special Assessments" The Board of Trustees may, as the need arises, require a special assessment to meet unforeseen expenses. Any such special assessment shall be due as and when specified by the Board of Trustees, and shall be apportioned and billed in the same manner as the regular annual assessment. Such special assessment, unless approved by special vote of the members of the corporation, shall cover only the continuance of current services and maintenance until the next Annual Meeting of the members of the corporation. The members may, at any meeting of the corporation, approve such a special assessment in order to provide funds required to cover current services and maintenance until the next Annual Meeting of the members of the corporation.

Thank you for your time. If you have any questions or comments regarding this, please call or contact me at:

603-539-4425 or disully@worldpath.net

Frank Sullivan