

Windsock Village Property Owners Corporation Meeting

December 17, 2019

4 Apache Lane

MEETING STARTED 6:32 PM

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

Approve the minutes of November 9, 2019 meeting

Motion to accept minutes. Motion accepted.

Bookkeepers Report

Windsock Village Property Owners
December 13, 2019 Bookkeepers Report
Checking Balance \$10,612.68
Money Market Balance \$76,512.43

Total outstanding dues are \$14,833.40 This balance includes 20 accounts

Bills due by Month End \$3,435.95

See Appendix A for further details.

Motion to accept bookkeepers report. Motion accepted.

Old Business

C&R Violations

- Steve Brown, 12 Red Baron road. Currently, there were two unregistered vehicles . The town got him to remove one, so now only one remains. Greg will send a letter reminding Steve of the C&Rs regarding unregistered vehicles.
- A complaint was received regarding unregistered vehicles at the Attarian's, 23 Old Mill road. Greg will send a letter reminding the Attarian's of the C&Rs regarding unregistered vehicles.
- There is an unregistered vehicle at the Dewitt's, 24 Old Mill Road. Greg will send a letter reminding the Dewitt's of the C&Rs regarding unregistered vehicles.
- A complaint was received regarding the appearance of 9 Apache lane, the board will look into it to see if anything needs to be addressed.

Delinquent accounts

- Greg went to small claims court, in the case against Steven Brown. Mr Brown was present. Steven Brown explained his situation to the court, and Greg explained the amounts outstanding. A down payment was made of \$410, and a payment plan of \$100 a month agreed. The judge said to place liens on Mr Brown's property. Currently \$3,088 is owed.
- For the accounts currently outstanding, a letter will be included in their statements, reminding them of the Associations claims policy.

New business

Plowing - Bruce Hutchings wished to discuss how the plowing is currently performed, and had some ideas on how it may be improved.

Public comment

Next meeting February 25th 2020, 4 Apache Lane

Meeting Adjourned 7:55 PM

Motion to adjourn, motion accepted.

Appendix A

10:54 AM
12/13/19
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				
Reserve Account	0.00	4,000.00	-4,000.00	0.0%
Road Paving Debt Service	0.00	27,360.00	-27,360.00	0.0%
Welcoming Committee	0.00	300.00	-300.00	0.0%
Flag Purchases	0.00	75.00	-75.00	0.0%
Road Resurfacing Fund	0.00	7,000.00	-7,000.00	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	227.28	900.00	-672.72	25.3%
Secretary Stipend	300.00	600.00	-300.00	50.0%
Community Enhancement	308.31	600.00	-291.69	51.4%
Real Estate Taxes	353.00	850.00	-497.00	41.5%
Utilities	462.51	900.00	-437.49	51.4%
Management Fees	600.00	1,200.00	-600.00	50.0%
Legal Expense	1,035.62	4,000.00	-2,964.38	25.9%
Accounting & Bookkeeping	1,100.00	2,200.00	-1,100.00	50.0%
Old Mill Paving Project	2,500.00			
Insurance - Liability, D and O	3,035.00	2,700.00	335.00	112.4%
Winter Road Maintenance	5,949.00	27,000.00	-21,051.00	22.0%
Summer Road Maintenance	8,036.50	16,000.00	-7,963.50	50.2%
Total Expense	24,173.22	96,385.00	-72,211.78	25.1%
Net Ordinary Income	-24,173.22	-96,385.00	72,211.78	25.1%
Net Income	-24,173.22	-96,385.00	72,211.78	25.1%

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WINDSOCK VILLAGE PROPERTY OWNERS

Transaction List by Customer

November 14 through December 13, 2019

Type	Date	Num	Memo	Account	Clr	Split	Amount
ATTARIAN, MARC & CAROLE							
Payment	11/23/2019	1411		Undeposited Funds	X	Accounts Rece...	100.00
Invoice	11/30/2019	FC 292	Finance Charge	Accounts Receivable		-SPLIT-	3.06
BROWN, JEFFREY & ELIZABETH							
Stmt Charge	11/15/2019			Accounts Receivable		Accounting & ...	1.00
Invoice	11/30/2019	FC 293	Finance Charge	Accounts Receivable		-SPLIT-	0.89
BROWN, STEVEN							
Payment	11/20/2019			Undeposited Funds	X	Accounts Rece...	410.00
Invoice	11/30/2019	FC 294	Finance Charge	Accounts Receivable		-SPLIT-	28.32
BURNS, BRIAN							
Invoice	11/30/2019	FC 295	Finance Charge	Accounts Receivable		-SPLIT-	7.99
CAHILL, EDWARD J.							
Invoice	11/30/2019	FC 296	Finance Charge	Accounts Receivable		-SPLIT-	7.00
DOWNING, CHRISTOPHER							
Stmt Charge	11/15/2019			Accounts Receivable		Accounting & ...	1.00
HAIGHT, WILLIAM JR.							
Invoice	11/30/2019	FC 297	Finance Charge	Accounts Receivable		-SPLIT-	7.99
Payment	12/01/2019	2993		Undeposited Funds	X	Accounts Rece...	400.00
JOHNSON, ANN							
Invoice	11/30/2019	FC 298	Finance Charge	Accounts Receivable		-SPLIT-	3.06
JONES, ANDREW & KRISTY							
Invoice	11/30/2019	FC 299	Finance Charge	Accounts Receivable		-SPLIT-	7.99
KING, BENJAMIN S							
Invoice	11/30/2019	FC 300	Finance Charge	Accounts Receivable		-SPLIT-	7.99
LAMAGAT, MARIE-THERESE							
Payment	12/01/2019	Starte...		Undeposited Funds	X	Accounts Rece...	13.05
LATHAM, JOYCE							
Invoice	11/30/2019	FC 301	Finance Charge	Accounts Receivable		-SPLIT-	7.99
MCNEVICH, CHRISTOPHER V AND CARA J							
Invoice	11/30/2019	FC 302	Finance Charge	Accounts Receivable		-SPLIT-	7.94
MISERCOLA, JAMES & HELEN							
Invoice	11/30/2019	FC 303	Finance Charge	Accounts Receivable		-SPLIT-	7.99
NEWBERRY, KEVIN							
Invoice	11/30/2019	FC 304	Finance Charge	Accounts Receivable		-SPLIT-	7.99
PACHECO, CHRISTY							
Invoice	11/30/2019	FC 305	Finance Charge	Accounts Receivable		-SPLIT-	4.66
SANTOS, RICHARD & MARIA							
Invoice	11/30/2019	FC 306	Finance Charge	Accounts Receivable		-SPLIT-	3.60
Payment	12/04/2019	2746		Undeposited Funds	X	Accounts Rece...	100.00
SAXTON, WILLIAM & LINDA							
Payment	11/26/2019	1653		Undeposited Funds	X	Accounts Rece...	223.00
Invoice	11/30/2019	FC 307	Finance Charge	Accounts Receivable		-SPLIT-	3.82
TUPPER, ROBERT							
Invoice	11/30/2019	FC 308	Finance Charge	Accounts Receivable		-SPLIT-	7.99
WOODRUFF, MARK A							
Invoice	11/30/2019	FC 309	Finance Charge	Accounts Receivable		-SPLIT-	8.88
ZERVAS, KATHLEEN J.							
Invoice	11/30/2019	FC 310	Finance Charge	Accounts Receivable		-SPLIT-	6.21
Payment	12/06/2019	517		Undeposited Funds	X	Accounts Rece...	155.00

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WINDSOCK VILLAGE PROPERTY OWNERS
A/R Aging Summary
As of December 13, 2019

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
ATTARIAN, MARC & CAROLE	0.00	3.06	4.18	5.03	318.22	330.49
BROWN, JEFFREY & ELIZABETH	1.00	0.89	0.92	0.89	123.27	126.97
BROWN, STEVEN	0.00	28.32	99.06	32.37	3,220.90	3,380.65
BURNS, BRIAN	0.00	7.99	8.26	7.99	823.05	847.29
CAHILL, EDWARD J.	0.00	7.00	7.24	7.99	723.05	745.28
DOWNING, CHRISTOPHER	1.00	0.00	0.00	7.99	13.05	22.04
HAIGHT, WILLIAM JR.	0.00	7.99	8.26	7.99	423.05	447.29
JOHNSON, ANN	0.00	3.06	3.16	3.06	316.60	325.88
JONES, ANDREW & KRISTY	0.00	7.99	8.26	7.99	823.05	847.29
KING, BENJAMIN S	0.00	7.99	8.26	7.99	823.05	847.29
LATHAM, JOYCE	0.00	7.99	8.26	7.99	823.05	847.29
MCNEVICH, CHRISTOPHER V AND CARA J	0.00	7.94	8.20	7.94	818.07	842.15
MISERCOLA, JAMES & HELEN	0.00	7.99	8.26	7.99	823.05	847.29
NEWBERRY, KEVIN	0.00	7.99	8.26	7.99	831.89	856.13
PACHECO, CHRISTY	0.00	4.66	5.50	5.99	483.37	499.52
SANTOS, RICHARD & MARIA	0.00	3.60	4.74	5.57	275.38	289.29
SAXTON, WILLIAM & LINDA	0.00	3.82	6.22	7.99	400.05	418.08
TUPPER, ROBERT	0.00	7.99	8.26	7.99	823.05	847.29
WOODRUFF, MARK A	0.00	8.88	9.18	8.88	931.34	958.28
ZERVAS, KATHLEEN J.	0.00	6.21	7.44	7.20	486.76	507.61
TOTAL	2.00	141.36	221.92	164.82	14,303.30	14,833.40