

Windsock Village Property Owners Corporation Meeting

March 17, 2020

4 Apache Lane

MEETING STARTED 6:31 PM

Ann Cady - Called in

~~Bruce Hutchings~~

Carl Tyler

Chip Johnson - Called in

Greg Howard

Lisa Maggiolo - Called in

Mary Power - Called in

Paula Moore - Called in

Tom Huckman - Called in

Approve the minutes of February 25, 2020 meeting

Motion to accept minutes. Motion accepted.

Bookkeepers Report

Windsock Village Property Owners

3/15/2020 Bookkeepers Report

Checking Balance \$6,103.28

Money Market Balance \$59,037.97

Total outstanding dues are \$7,637.45

This balance includes 14 accounts

Bills due by Month End \$2,352.13

For additional details see Appendix A

Motion to accept bookkeepers report. Motion accepted.

Old Business

C&R Violations

- Kevin Newberry written contact made regarding unregistered pickup truck. He is waiting for Sean Flynn to return, to have the vehicle taken care of there.
- Curtis Dewitt registered one of the RVs and a pickup truck, but no note on the second RV. So in violation of zoning and C&Rs.
- Steven Brown no response on unregistered vehicles.
- Cahil still with attorney
- Gayle Lee sent a scanned image with a business card for an attorney. Dana sent an email that he has made contact with a company to have it moved. Greg asked Dana to keep him informed, and will send an email to maintain a paper trail.
- Mark Attarian no response.

- Greg will send a letter to continued violators.

Delinquent accounts

- Steven Brown made a payment within a week of us filing contempt of court for none payment. He paid \$200 for December and January. So Greg had to file withdrawal of contempt. Paula Moore asked if we should still have an attachment against his property. Greg said yes, and will supply relevant court rulings.
- Everyone else who is overdue had \$90 added to their outstanding amounts. Not heard anything from other delinquent accounts.

New business

2020-2021 Budget

- As of David's dated budget balance we were \$817 under on the Winter maintenance line item. Now there has been an added plowing and sanding, so we will be over budget. Greg recommends \$29,000 vs \$27,000 for winter maintenance next year, the board agreed.
- Real estate taxes on two vacant parcels increased, so that line item will need to be increased to cover the new taxes.
- We will have to add a budget item to cover the costs of replacing two breakaway gates at the end of Captains Way and Apache, as the previous ones had rotted away.

Other New Business

- Two requests were put in for Intent to Cut with the Town of Ossipee for cutting on Nature Conservancy lands from Forest Land Improvements. Greg said he wants to make clear that cannot be done until the roads are fully defrosted.
- Annual meeting date - target date June 6th.

Public comment

Next meeting April 21st 2020, 4 Apache Lane

Meeting Adjourned 7:10 PM

Motion to adjourn, motion accepted.

Appendix A

10:38 AM

03/15/20

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	646.50	900.00	-253.50	71.8%
Management Fees	900.00	1,200.00	-300.00	75.0%
Legal Expense	1,395.62	4,000.00	-2,604.38	34.9%
Real Estate Taxes	1,403.00	850.00	553.00	165.1%
Accounting & Bookkeeping	1,760.00	2,200.00	-440.00	80.0%
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	26,183.00	27,000.00	-817.00	97.0%
Total Expense	47,166.21	96,385.00	-49,218.79	48.9%
Net Ordinary Income	-47,166.21	-96,385.00	49,218.79	48.9%
Net Income	-47,166.21	-96,385.00	49,218.79	48.9%

10:40 AM

03/15/20

WINDSOCK VILLAGE PROPERTY OWNERS
A/R Aging Summary
As of March 15, 2020

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
BROWN, JEFFREY & ELIZABETH	0.00	0.87	0.96	1.89	125.97	129.69
BROWN, STEVEN	0.00	116.10	30.89	28.97	3,180.65	3,356.61
BURNS, BRIAN	0.00	3.91	4.31	7.99	447.29	463.50
CAHILL, EDWARD J.	90.00	6.77	7.47	7.00	745.28	856.52
DOWNING, CHRISTOPHER	0.00	0.00	0.00	0.00	21.04	21.04
HAIGHT, WILLIAM JR.	90.00	3.91	4.31	4.04	147.29	249.55
JOHNSON, ANN	0.00	2.00	2.21	2.07	225.88	232.16
KING, BENJAMIN S	90.00	7.72	8.52	7.99	847.29	961.52
MCNEVICH, CHRISTOPHER V AND CARA J	0.00	0.00	0.00	-7.85	0.00	-7.85
NEWBERRY, KEVIN	90.00	7.72	8.52	7.99	856.13	970.38
PACHECO, CHRISTY	0.00	3.22	3.55	3.99	294.52	305.28
SANTOS, RICHARD & MARIA	0.00	-6.37	0.00	0.00	0.00	-6.37
TUPPER, ROBERT	0.00	0.00	0.00	-0.36	0.00	-0.36
ZERVAS, KATHLEEN J.	0.00	1.67	1.84	4.68	97.61	105.80
TOTAL	<u>360.00</u>	<u>147.52</u>	<u>72.58</u>	<u>68.40</u>	<u>6,988.95</u>	<u>7,637.45</u>

10:44 AM
03/15/20

WINDSOCK VILLAGE PROPERTY OWNERS
Transaction List by Customer
February 24 through March 15, 2020

Type	Date	Num	Memo	Account	Clr	Split	Amount
BROWN, JEFFREY & ELIZABETH							
Invoice	02/29/2020	FC 370	Finance Charge	Accounts Receivable		-SPLIT-	0.87
BROWN, STEVEN							
Stmt Charge	02/24/2020		Carroll County S...	Accounts Receivable		Legal Expense	90.00
Payment	02/29/2020	773		Undeposited Funds	X	Accounts Receiva...	200.00
Invoice	02/29/2020	FC 371	Finance Charge	Accounts Receivable		-SPLIT-	26.10
BURNS, BRIAN							
Invoice	02/29/2020	FC 372	Finance Charge	Accounts Receivable		-SPLIT-	3.91
CAHILL, EDWARD J.							
Stmt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
Invoice	02/29/2020	FC 373	Finance Charge	Accounts Receivable		-SPLIT-	6.77
HAIGHT, WILLIAM JR.							
Stmt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
Invoice	02/29/2020	FC 374	Finance Charge	Accounts Receivable		-SPLIT-	3.91
Payment	03/10/2020	3067		Undeposited Funds	X	Accounts Receiva...	300.00
JOHNSON, ANN							
Invoice	02/29/2020	FC 375	Finance Charge	Accounts Receivable		-SPLIT-	2.00
KING, BENJAMIN S							
Stmt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
Invoice	02/29/2020	FC 376	Finance Charge	Accounts Receivable		-SPLIT-	7.72
LATHAM, JOYCE							
Stmt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
Invoice	02/29/2020	FC 377	Finance Charge	Accounts Receivable		-SPLIT-	7.72
Payment	03/13/2020	115		Undeposited Funds	X	Accounts Receiva...	961.52
NEWBERRY, KEVIN							
Stmt Charge	02/24/2020		Carroll Cty Sherif...	Accounts Receivable		Legal Expense	90.00
Invoice	02/29/2020	FC 378	Finance Charge	Accounts Receivable		-SPLIT-	7.72
PACHECO, CHRISTY							
Invoice	02/29/2020	FC 379	Finance Charge	Accounts Receivable		-SPLIT-	3.22
Payment	03/10/2020	550		Undeposited Funds	X	Accounts Receiva...	70.00
SANTOS, RICHARD & MARIA							
Payment	02/29/2020	2775		Undeposited Funds	X	Accounts Receiva...	100.00
ZERVAS, KATHLEEN J.							
Invoice	02/29/2020	FC 380	Finance Charge	Accounts Receivable		-SPLIT-	1.67
Payment	03/13/2020	1936		Undeposited Funds	X	Accounts Receiva...	110.00