

2015 WINDSOCK VILLAGE AVIATION CORP.
ANNUAL MEETING - MINUTES
JUNE 6, 2015 – 9 AM
13 Apache Lane, Ted Roberts' Hangar

1. Certification by Secretary of notice given for the meeting

- The meeting was held at Ted Roberts' hanger at 13 Apache Lane
- Bob Pustell called the meeting to order at 9:15 AM
- The Secretary certified that notice of the meeting was given and that a quorum had been established.

2. Establishment of quorum

- 48 Members were checked in.

3. Review of minutes of 2014 Annual Meeting

Item 10-final approval of budget of \$244—aviation \$318 taxiway assessment
M/S/P - It was moved and seconded to approve the minutes as corrected. Motion passed.

4. Report of the President

- Corporation is in good shape fiscally and physically. Continuing to struggle with homes that are in foreclosure, etc. Some dues have not been paid.
- Board Members were introduced and thanked for their service.
- Thanks to Ted Roberts for hosting meeting for the second year.
- Thanks to Ben & Linda Brown for serving lunch for the second year.
- Thanks to Pat Pustell for the spring clean-up and for those who picked up the litter.
- Please obey the Ossipee leash law especially when on or near the runway. Can walk the runway on the edge.
- The runway is for airplanes only!
- Fuel coop sheet is available.
- Bob maintains an informal list for emailing the Windsock community.
- The board is developing a policy manual.
- Think about new members for officers and BOT-new president—should have free time, patience, organization, public speaking, someone here year round
- Bob introduced new people in the community-Jerry Ludwig-lives in Soaring Heights, Don Coetzee, lives on Old Mill Road. Don and wife live in S. Africa for part of the year.

5. Report of the Treasurer

Barb distributed an updated spreadsheet. The difference between what we expended and took in rolls over into savings. The reserve of \$4,000 was not used. Did not use legal line item and other areas were under-expended. Therefore, we have a substantial amount in the bank. Taxiway and Aviation Savings are kept separate. \$137,476 in bank.

Operating Budget Results
Final Budget 2014/2015
Actual Expended 2014/2015

\$54,485
45,172
9,313

Surplus

Surplus comprised of: line items over \$500

Did not use reserve	4,000
Did not have legal fees	1,000
Lower office administration	838
Lower runway maint.	603
Lower taxiway maint.	<u>1,848</u>
	8,289

Cash on Hand & in Bank
Aviation

Checking	462	
Savings	121,038	121,500

Taxiway

Savings		15,976
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Total	Cash in Bank	\$137,476
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Total Unreserved Cash	137,476
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Total Aviation	121,500
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Total Taxiway	15,976
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Uncollected assessments 5,847\$

6 accounts, 3 with liens = \$4898, 84% of balance outstanding
 expect other 3 to pay or will file small claim or lien depending on circumstance of property

M/S/P - It was moved and seconded to accept the treasurer's report as presented. The motion passed.

6. Old Business:

A. Donation to Nature Conservancy (\$562)

M/S/P Moved and seconded to donate to offset assessment, Passed.

B. Review runway improvement project experiment (authorized last year)

Authorized up to \$10,000 in savings last year to experiment with various ways to improve the runway. About half of the \$10,000 was spent. Don Meader mentioned that grass is not growing after a tire goes over it. It's something with nature. Someone went across north end of runway.

7. Presentation and consideration of the budget

(Adoption of budget to follow discussion/action on money items.)

The proposed budget is the same as last year. A more up-to-date proposed budget was handed out at the meeting. It was reviewed line by line.

Ben brought up the need for a new website. Nancy presented the process for setting up a website and her willingness to coordinate and update such a website.

M/S/P - Steve moved that Nancy form a committee to create an improved website and have up to \$3,000 from savings. Motion passed.

Discussion: There was discussion about the mission of the website and if the money should come from aviation or property. The Website will enhance the attractiveness of the Windsock Airport and its associated communities.

The lower taxiway has not been plowed, but if Jim and Nancy Morin fly in, then we'd have to plow and the winter taxiway would have to be plowed. Jim indicated he wouldn't need that area. He parks his plane at the Graham's.

It was moved and seconded that unexpended funds from last fiscal year be moved-- \$5,300—be put into this year's current operating budget and thus reduce the assessment for the new year. The second (Tom) was withdrawn, so the motion did not pass.

M/S/P - Approval of Draft Budget as proposed. It was moved and seconded to approve the proposed budget. Motion passed.

8. **Election of Trustees:** 3 for 3 years

3 year terms expiring: Bob Pustell, Dave Adams, Nick Anania

It was moved to nominate the three proposed.

- **Motion:** For the secretary to cast one ballot for the nominations. **Passed.**

9. **New Business:** Form Ad-Hoc Committee to investigate and plan a runway improvement plan including an option of paving a section of the runway. The resulting plan will be presented to the membership at the 2016 annual meeting.

Nick Anania explained the proposal. Indicated that things need to upgrade through the years. We need to do something to attract pilots. Many pilots don't like turf and insurance companies don't like turf. To sell our homes, we need to think about upgrading. Asphalt is what brings in pilots. We need to consider asphalt as an option. It's a Master Plan and won't happen all at once. Nick would like to hire a civil engineer and develop a master plan to make the runway viable for everyone to land at Windsock. It would be a set of drawings that we own, so that we could get some estimates. It was noted that we have a lot of sand here. We may be limiting our potential buyers by being grass only. Nick said we needed about \$20,000 to do this study. Greg suggested that Nick check with Hampton Airport and see what process they used. Steve suggested we go back to the original engineer to give us the original plans.

Moved and seconded that we authorize up to \$20,000 from savings for Nick to form a committee to develop a Master Plan for runway improvement and to hire a civil engineer. **Motion rescinded.** The plan will be presented at the next annual meeting.

Discussion: It was questioned who would be on the committee. It should have aviators, and property owners that are not aviators.

It was suggested to go out to bid and contractors will develop specs.

M/S/P - It was moved and seconded to see if the body is interested in improving the runway with the possibility of paving. 35 were in favor and 26 were opposed. **The motion passed.**

M/S/P - Moved and seconded that we authorize up to \$15,000 from savings for Nick to form a committee to develop a Master Plan for runway improvement. Motion passed.

10. Final approval of budget.

M/S/P - It was moved and seconded to adopt the budget as presented. Passed

11. Any other discussion

M/S/P - It was moved and seconded to adjourn at 11:37 am

Respectfully Submitted,

Nancy Wogman, Secretary