

2018 WINDSOCK VILLAGE AVIATION CORPORATION ANNUAL MEETING MINUTES

JUNE 9, 2018 – 9:09 AM

Chuck and Kathy Waldo's hangar, 20 Navajo Trail

Certification by Secretary of notice given for the meeting

The meeting was held at Chuck and Kathy Waldo's hangar, 20 Navajo Trail.

Bob Pustell called the meeting to order at 9:09AM and began with the Pledge of Allegiance.

Establishment of quorum

The Secretary certified that notice of the meeting was given and that a quorum of at least 20 members had been established.

Review of minutes of 2017 Annual Meeting

Item 7 "Presentation and consideration of the budget" has a statement made by Glen Moriin, Glen says never made such a statement so would like the comment removed.

A motion was made to approve the minutes as corrected. The motion passed.

Report of the President

- Corporation is in good shape fiscally and physically. Still having problems with some isolated individuals who are not paying their dues. The board is using Liens, small claims court etc. to chase.
- Board members were introduced and thanked for their service.
 - Thanked David Hatfield for stepping in as VP Ex-Officio.
- Introduction of board members.
- Thanked Chuck and Kathy Waldo for hosting.
- Bob explained that this was his term for a while, and thanked everyone for their help over his time.
- Thanked Bruce and Betsie Hutchings and Ben and Linda Brown for lunch.
- Asked the community to remember to obey the Ossipee leash law with dog, especially on or near the runway.
- Bob discussed some of the enhancements that Carl Tyler has made to the Windsock Village website, included weather, NH69 ATC, Member Directory etc.
- Bob maintains an informal list for emailing the Windsock community.
- Bob introduced new people in the community

Treasurer's Report

The final budget that was passed last year was \$52,237, \$40,833 was spent, so there was a surplus of approximately \$11,400. The items that were underspent were listed. Cash balance is healthy, aviation has \$147 in checking account and \$97,261 in savings, taxiway savings has \$17,500 approx.

Uncollected assessments total \$10,428, three owners have been sent to collection agency totalling \$7,400. In total 8 accounts are uncollected. 3 are with collection agency, 2 have lient, 2 in small claims proceedings, and 1 person is making monthly payments.

A question was asked about lowering line items, to reduce assessments. Bob explained the board does not have ability to spend from savings, so the budget is kept with some flexibility. He explained about possible new projects relating to making it the best grass runway.

A question was asked about taxiway enhancements, and is the taxiway funding tracked? Bob explained that yes it is, and how the taxiway fund is managed, and areas where taxiway maintenance may take place, removal of roots etc.

A motion was made and seconded to accept the treasurer's report as presented.

Old Business

- **Donation to Nature Conservancy (\$544)** They pay dues, so we reimburse them. A motion was made and seconded to continue the arrangement with them. The motion was approved.
- **Review Aviation Renovation project** Bob explained that Nick had put in lots of time and effort on the project. Nick Anania updated everyone on the north end renovations, with the middle 80' x 1250' of the runway levelled and reseeded. The project went well and felt that the contractor did a good job overall. Nick said the contractor suggested they slice seeder in the spring and fall for the next couple of years. Bruce Hutchings asked about treating the crab grass, would it be a separate or existing work by contractor. Bob explained it would be a separate project. Frank Sullivan asked if the money was wasted, if in five years there is a plan to pave the runway. Bob responded, that the current board believes it has been made very clear it is a grass airport, with no plans for paving, which is why the funds were spent enhancing the runway. Frank said, part of his motive for the cap on savings is to avoid there being discussion where savings are high and people suggest it could be used towards paving. A comment was made by Rob Walty that Long-EZ really appreciates the smoother grass, it is much better now than it was previously. Huge gratitude was shown to Nick for his efforts.
- **Weather Station Review** After considerable discussion, the board decided there wasn't a piece of equipment that was significant to justify it.

Presentation and consideration of the budget

The proposed budget is the same as last year's budget apart from the donation to Nature conservancy.

A discussion took place on whether the weather station should be left in the budget, or removed? The weather stations is not an assessment, but an approval to spend from savings. People agreed to keep it in the budget.

Bruce Hutching asked a question about the reserve account, what is it used for? Bob explained that it is there traditionally in case the money is needed for something, example an unknown expense or emergency, as the board cannot spend money from savings. Bruce went on to ask

if the assessments could be reduced by not having the \$4,000 for reserves in the budget. Barb explained the \$4,000 is not in the assessment, but comes from saving if used.

Election of Trustees

3 year terms expiring: Bob Pustell, Nick Anania, David Adams.

Bob and David are not running again, Nick is running again.

David Hatfield, and Kevin Roll willing to run for a 3 year position.

There is a 2 year term vacant from Ben Brown, Carl Tyler is willing to run for that term.

There is a 1 year term vacant, Dave Sullivan has agreed to run for that slot.

Bruce Hutchings was nominated, and he is willing to run for the two year slot. Carl Tyler stood down from standing for the 2 year term.

Each nominee stood up and talked about themselves and why they'd like to be on the board.

A motion was made to accept the proposed board members, the motion was approved.

Discussion of loan to WVPOC

Bob spoke on behalf of the WVPOC to explain how new pavement is required on Old Mill Road, the cost is approx \$150,000. It involves shim coating the entire length, then a 1 inch layer of fine asphalt, and the lowlands between Windsock Village I and Windsock Village II be worked on by taking up pavement and adding additional road base and then paved. WVPOC has \$120,000 in savings, they either need to cut the project in half, get a bank loan, or increase their assessment to cover the costs. A suggestion was made to approach WVAC to get a loan for ~\$45,000 from them, so neighbors helping neighbors. So WVAC would have no costs, but would get money back plus interest.

A motion was made to table this discussion item, it had a second. The motion was not passed.

A suggestion was made that money is allotted back to membership, vs allowing WVPOC to borrow it.

A comment was made that when they cycle they didn't feel the road quality was an issue.

A comment was made that, they would only loan to friends and family if they qualified for a loan from a bank.

A comment was made regarding liability if there is an accident caused by the pavement.

A comment was made that they had been told property fees were high due to paving many years ago, how will property pay this with additional fees?

A motion was made to end discussion. Motion was seconded. Motion was passed.

A motion was made to approve allowing a loan to WVPOC up to 45k with up to 4 years to pay back, lawyer fees etc. The motion did not pass.

Crabgrass discussion

A discussion on treatment to kill crabgrass took place, and proposing a treatment this fall to remedy crabgrass on runway. Requesting money to spend on treatment and a drain. A motion was made to call the question and end debate. Motion passed.

A motion was made to approve up to \$10k, approx 5k for crabgrass treatment and up to \$5k for a new drain, spending savings approval. A motion was made. Motion passed.

Greg Vince brought up looking into irrigation for the runway, the board agreed to look into it.

Frank Sullivan input five topics.

1. "I believe there should be a vote taken on when the runway and taxiways should stop being plowed with a suggested date of March 1st every year."
A motion was made to table input, second. Motion passed.
2. "If the membership votes on taxiway budget and issues, all members should share in the expense and decision made regarding same."
A motion was made for a gentleman's agreement that none taxiway people on the board do not vote on taxiway spending. Motion passed.
3. "I would like to propose putting a "cap" on the amount of savings we collect from the association membership. There is no need to continue with the same amounts every year that goes into savings. This would reduce the dues for all members as some are having a difficult time paying and this would lower their debt due to us. "
Frank withdrew this item for discussion, as it was discussed earlier.
4. "Any monies not spent on maintenance, summer and winter, should be returned to the membership in the form of reduced dues for the following year. "
Frank withdrew this discussion item
5. "Membership contact list should be available to the members"
Bob explained that his contact list was not an official contact list, and he would not make that email list public for privacy reasons. Carl Tyler will look into updating the website to make it easier to pull out an email list of those people that have registered.

Final approval of budget

The budget had an additional \$10,000 authorization for crabgrass and drain added. Motion to approve budget. Motion was passed.

Other Business

Mention was made to put into minutes a thank you to Bob Pustell for his service. Motion passed

Meeting Closed

11:18 AM