

**2019 WINDSOCK VILLAGE PROPERTY OWNERS
CORPORATION ANNUAL MEETING - MINUTES
JUNE 8, 2019 – 9:00 AM
20 Navajo Trail**

Certification by Secretary of notice given for the meeting

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

Establishment of quorum

The Secretary certified that a quorum had been established.

Review of minutes of June 9 2018 Annual Meeting

Greg Howard indicated some corrections had been received, and the minutes were updated with the corrections. It was moved and seconded to approve the minutes as corrected. The motion passed.

Presidents Report

- The paving of Old Mill Road took place, which had been approved in last year's meeting. The contractor was able to perform the work at the cost they had indicated, which was \$127,990. If we had waited an additional week to perform the work, the asphalt costs would have increased in price. We had some issues with getting the subsequent shoulder work completed, the first contractor we had contacted was delayed, and delayed. We approached a second individual which didn't have the equipment to perform the work. Spring 2019 we ended up approaching GW Brooks, who were able to perform the work for \$9,906.80. The total project costs for repaving the road was \$137,896.80, which was below the \$150,000 we had targeted.
- Winter maintenance, our new winter contractor GW Brooks got up to speed quickly late October 2018 with the first snow storm. Their costs were higher than we have been used to in the past, but it is felt the contractor did a very good job. Some complaints had been received asking why wasn't plowing done yet, Greg explained that in those situations it was done to try and keep a certain amount of snow on the road to avoid it becoming an ice rink.
- Some residents had issues with pushing snow banks back causing potential property damage. A debrief was performed with GW Brooks after the winter to try and avoid any issues in the future

- Summer maintenance, sadly our prior contractor Matt Welch passed away. So summer maintenance fell a little. Our new summer maintenance contractor is H&H's Intervale Property Management, which is Windsock resident Tom Huckman's organization. H&H has been cleaning up the area located as you enter Windsock, and cleaning some of the drains to prevent them from flooding.
- Roads outside Old Mill Road are being looked at for surface/sealing cracks.
- Greg thanked Chuck and Kathy Waldo for hosting.
- Greg thanks Ben Brown and Greg Vince for taking care of logistics for lunch, and Bob Pustell for arranging the Porta Potty.
- Greg thanked Diane Sullivan for her efforts at beautifying the Windsock Entrance. Anyone interested in providing assistance please contact Diane.
- Greg thanked Barb Clifford who had been our bookkeeper for her service, Barb had been the bookkeeper for 10 plus years.
- Greg thanked his fellow board members.
- Greg thanked Bob Pustell for maintaining his eMailing list, and explained if people want to be added to his list to contact Bob.
- Greg thanked two board members who will be moving on, Greg Vince and Meriel Mingori.

Report of the Treasurer, presented by Paula Moore.

Money Market contains \$38,330.22

Checking Account contains: \$5,572.36

It was moved and seconded to approve the treasurer's report as presented. The motion passed.

Presentation and consideration of the 2019-2020 Budget

Expenditures

Eliminated some of the liability coverage, cyber, identity theft etc. stripped, generated a new policy, budget for just a little over \$2,100

This year we did not spend any money on the welcoming committee, and it was indicated that winter maintenance was \$32,187 vs previous \$20,000. The proposed budget of \$27,000 is based upon estimations for a normal year from our contractor GW Brooks.

There are slightly higher bookkeeping costs, mainly due to a new bookkeeper.

Bruce Hutchins asked the question why summer road maintenance is less than the previous year. Greg believes it was based upon the hard shoulder edge work that was performed last year.

There is a new line item for gazebo, plants, entrance prettification, flag maintenance etc.

Al Davis asked what the principal balance is on the original road paving loan. Greg explained last time he looked it was a little over \$100,000.

A question was asked about how many lots there are, the answer was 136.

A question was asked, does property pay Nature Conservancy fees? The answer is no, aviation pays those fees.

Ted Roberts, made a motion to approve the budget as proposed. Seconded, motion passed. It was approved.

Election of trustees.

There were three 3 year terms expiring. Greg Howard, Meriel Mignori and Greg Vince. Meriel Mignori and Greg Vince will be stepping down, and have asked not to remain on the Board. Tom Huckman is serving the remaining term of Paula Moore's original term, and has a year remaining.

Paula Moore has replaced Stanley Brothers, and has two years remaining on her term, she is willing to switch to three. Tom Huckman is willing to run for three.

Mary Power is willing to run for the one year position. Bruce Hutchings volunteered to run for the two year position.

Greg Howard ran for three

Tom Huckman ran for three

Paula Moore ran for three

Mary Powers ran for one year

Bruch Hutchings ran for two years

Diane Sullivan asked a question about a possible conflict of interest regarding Tom Huckman, as he supplies services to the corporation. Greg explained that he is responsible for approving Tom's work, and Tom explained that if there is a conflict of interest he will abstain from the relevant vote.

It was moved to close the nominations. A motion was made to accept the nominations, the motion carried.

New business

A policy document on how to handle commercial vehicles, storage trailers etc. has been put together on how to handle the different situations, this will be used for continuity going forward from now on.

A question was asked about Small Claims, how much has been reclaimed. Greg explained that some accounts have settled when they are given notice we will be taking them to Small Claims Court. Greg explained the policy the corporation uses for handling delinquent accounts.

Rob Walty put forward some information regarding heavy vehicles and their use of the roadway. Greg requested that the request go through Ann Cady and be presented to the board.

A discussion took place around children on unregistered vehicles using the road system etc. Greg explained that our road system falls under the NH road laws, as we are not a gated community, and that such behavior could be reported to the police.

Bob Pustel asked everyone to recognize Greg Howard for his hard work.

A question was asked about how we enforce C&Rs with regard to property upkeep. Greg explained that it falls under our C&Rs, section with harmonious etc. If it is felt someone is not maintaining their property to the standard outlined in the C&Rs, a letter is sent to the property owner explaining the area that is felt to not comply and asking how the owner plans to address it. A discussion followed on what is considered the standard to be measured against.

Bruce Hutchins discussed the Coffee in the Hangar first Saturday events that he started.

New property owners went around themselves to introduce themselves to everyone else.

Motion to adjourn at 10.35am. Motion was approved.