

**2020 WINDSOCK VILLAGE PROPERTY OWNERS  
CORPORATION ANNUAL MEETING - MINUTES  
JUNE 27, 2020 – 1:00 PM  
Online Zoom Meeting**

**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 8 2019 Annual Meeting**

It was moved and seconded to approve the minutes as distributed. The motion passed.

**Presidents Report**

- Greg thanked Bruce Hutchings and Lisa Maggiolo for their service on the board.
- Greg also thanked Bruce for the Bike Rack that he built near the Gazebo.
- Greg thanked Diane Sullivan for her beautification work at the entrance and the Gazebo, and how she had adapted to what she used due to theft. Greg also thanked others that have been involved.
- Greg thanked his fellow board members for attending meetings, providing input, and handling the challenges that come up.
- Greg thanks Carl Tyler for his efforts as secretary, and providing professional expertise to allow us to hold our meetings online. Greg also announced that Carl is stepping away as secretary.
- Winter Maintenance was performed by GW Brooks and son, we had one complaint this year, which is much lower than previous years.
- Summer Maintenance has been performed by H&H Intervale Property Management ran by Tom Huckman, aggressive work has been performed rehabbing drains and other maintenance.
- The note we took out for the road previously is \$85,988.51 with a maturity date of Oct 1st 2024.
- Greg explained we have had a difficult situation due to our bookkeepers health, so Paula Moore had stepped in to keep things functioning.

## **Report of the Treasurer, presented by Paula Moore.**

Money Market contains \$37,286.01

Checking Account contains: \$8,051.42

We budgeted \$96,385 and looks like we have spent \$87,247.30

Paula explained that some items are still being tracked and reported correctly as she recreates information as she locates it. We may be \$800 over, which includes the overrun on plowing.

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

## **Presentation and consideration of the 2020-2021 Budget**

Greg explained that three line items needed adjust over the previous years budget:

- Liability Insurance - had a slight increase
- Real Estate Taxes - for the two undeveloped lots on the entrance to Windsock, which had changed valuations, and increased the taxes from \$850 to \$1,800
- Road Maintenance Winter - Increased for a two year track record with GW Brooks, bumped to \$29,000 as the budgeted amount was exceeded last year, and the increase feels a safe number. We try not to exceed what has been appropriated, to ensure funds are saved for future road works.

Overall Budget increased 3% - \$3,350, with 119 property owners, it comes out to an assessment of \$838 vs \$810 last year.

## **New Business**

No new business was raised

## **Approval of 2020-2021 Budget**

A motion was made to approve the final budget of \$99,735. The motion was seconded and passed.

## **Election of trustees.**

There is a 9 member board elected to three year terms. Each year three board members are elected.

Lisa Maggiolo, Bruce Hutchings and Mary Power have expiring terms. Mary indicated she would like to run again, and two other residents approached Greg to be considered, Akvile Dargiene and Christopher McNevech. Akvile and Christopher introduced themselves to the attendees.

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

A motion to adjourn was made at 1.25pm. Motion was approved.