

Windsock Village Property Owners Corporation Meeting

Tuesday, February 16, 2021 @ 6:30PM

Via Zoom

Meeting started at 6:33

I. Attendance

Akvile Dargiene
Ann Cady
Carl Tyler
Chip Johnson
Christopher McNevech
Greg Howard
Mary Power
Paula Moore
Tom Huckman

II. Approve minutes of December 15, 2020 meeting

Motion to accept minutes, Motion accepted

III. Treasurer's report

Money Market Account	\$ 90,565.25
Checking Account	\$ 6,077.77
Balance on RE Loan	\$ 71,529.38
Total O/S Dues	\$ 12,336.65

IV. Old Business

A. Delinquent Accounts

nine accounts outstanding (total \$10,412.65)

B. C&R Violations

Final notices were sent.

Mark Attarian of 23 Old Mill Road registered his truck and it has new plates

Steven Brown of 12 Red Baron Road removed unregistered vehicle and another has been parked and buried and is for sale. Majority of debris has been picked up.

In regards to Curtis Dewitt of 24 Old Mill Road, informational materials were forwarded to the attorney regarding his being in

violation with two RVs stored outside on the site and the unkempt yard including the boat with all the debris 10 plus years.

Edward Cahill of 8 Red Baron Road has an unregistered vehicle in the driveway. We have been pursuing. The court says they can't contact him as address is no longer valid.

Property looks like it is headed towards foreclosure and we have put a lien on the property.

This is technically a personal debt so not sure if bank will deal with issue of outstanding money owed us or if we have to track him down to get those outstanding assessments.

In regards to Kevin Newberry with unkempt yard, it was suggested he burn while it is still winter, then deal with unkempt nature of yard. There hasn't been any progress yet.

C. Complaints

-Apparent Commercial Use on Cherokee Lane

Mary talked to Nancy and she said that all of the trailers have been there for a long time. They are only showing now because of the cutting of debris.

The tenant living there is not running a business but is taking care of their own properties (Smokehouse and farm to table business) but she says this is not a landscaping business.

Discussion on if this is still commercial.

Carl read out original letter of complaint about this property by Greg Vince.

Motion by Ann to delay any action until snow has melted and we can do research on purpose of those trailers.

Chip seconded. Motion passed.

Greg will contact Greg Vince with decision.

V. New Business

A. Sullivan's Small Claim against WVPOC

Frank and Diane Sullivan third circuit district division Ossipee claim of \$347.93 in overpayment of annual assessment plus \$90.00 filing fee.

Greg responded to court requesting hearing and citing that the Sullivans have misinterpreted our covenants, restrictions and by-laws and that we did assess them correctly.

Greg now has to wait for court to get notice on when there will be a hearing.

The Sullivans have been notified of our stance

Greg will go prepared with copies of C&R's and by-laws and will keep the board updated.

B. C&R Violations Procedure

Final notices to four C&\$ violators.

Akvile suggested we formalize procedure for the whole process for notifying people and what the trigger points are going to be for the next level so there is a consistent process to follow.

Greg will draft something up before the next meeting so board can review and approve at next meeting.

VI. Public Comment

Chip brought up that 36 Old Mill Road has been parking his propane truck there.

We will monitor the situation going forward.

Carl brought up prior complaint of Bob's concerning Glen Morey. Greg will check it out with Soaring Heights to see if anything has changed.

Next meeting will be on March 16th, 2021
Zoom Meeting

Motion to adjourn. Motion accepted.

Meeting ended at 7:43