

Windsock Village Property Owners Corporation Meeting

May 19, 2020
4 Apache Lane

Virtual Online Meeting

MEETING STARTED 6:36 PM

Ann Cady - Online
Bruce Hutchings - Online
Carl Tyler - Online
Chip Johnson - Online
Greg Howard - Online
Lisa Maggiolo - Online
Mary Power - Online
Paula Moore - Online
Tom Huckman - Online

Approve the minutes of April 21, 2020 meeting

Motion to accept minutes. Motion accepted.

Bookkeepers Report

Windsock Village Property Owners
5/19/2020 Bookkeepers Report

Checking Balance	\$8,180.45
Money Market Balance	\$49,040.32

Total outstanding dues are \$5,767.01
This balance includes 8 accounts

Bills due by Month End	\$2,350.35
------------------------	------------

Further Details See Appendix A

Motion to accept bookkeepers report. Motion accepted.

Old Business

C&R Violations

See Appendix B

Delinquent Accounts

4 delinquent accounts, Steven Brown, Edward Cahill, 16 Navajo Realty Trust (Ben King) Kevin Newberry, were heard in Small Claims Court and the court found in favor of the plaintiff (WVPOC), they have 30 days from May 7th to make payment.

Annual Meeting

June 27th 2020, Greg discussed the email Carl had sent regarding the Zoom Webinar service we'll be using. Carl answered some questions about the service, he explained that the Aviation board would be trying the service at the board meeting May 20th.

Frank Sullivan

Greg discussed the email that Frank Sullivan sent - See Appendix C. Frank requested that his letter be included in the annual meeting packet. Greg said on precedent, previously this would not be included in the package, and that residents would do their own mailing. Others said it was not our job to fight his battle, and that in the previous meeting we voted to not take any additional action. Greg said he will contact them as the board, saying we are not planning to do anything as we addressed that in the meeting, and we'll respond to him informing him we'll give him a slot on the agenda as he has requested, but he will have to present the issue and that we will not be including his letter in the packet as that is his responsibility.

NH Coop

NH Electric Coop directed Greg to the Arborist, who said that as they only have rights to access the property, but they do not remove the main part of the tree as that is the owners property. Tom Huckman and Marty Tetu have removed some of the logs.

Drains and Fire Gates

Tom and Greg have identified some drains that need clearing out, and installing the breakaway fire gates for the fire lane between Apache Lane and Captains Way, so they are trying to get that work completed before the end of the fiscal year.

Board Vacancies

Three board positions are ending this year, Bruce Hutchings, Mary Power and Lisa Maggiola

- Bruce said he will resign because of the time he is not here.
- Mary Power said she will run again
- Lisa Maggiola said she would not like to run again

So we will need to fill two positions.

Greg explained that Carl has said he would like to give up the secretary position, so we will need to find a replacement.

Thank You Signs

Ann asked what every thought of the COVID-19 Thank You signs. Everyone gave positive feedback.

Next meeting, 6.30 PM 16th June 2020, 4 Apache Lane

Meeting Adjourned 7:35PM

Motion to adjourn, motion accepted.

Appendix A

6:55 PM

05/19/20

Cash Basis

WINDSOCK VILLAGE PROPERTY OWNERS Profit & Loss Budget vs. Actual June 2019 through May 2020

	Jun '19 - May 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Reserve Account	0.00	4,000.00	-4,000.00	0.0%
Road Resurfacing Fund	0.00	7,000.00	-7,000.00	0.0%
Welcoming Committee	0.00	300.00	-300.00	0.0%
Flag Purchases	0.00	75.00	-75.00	0.0%
Road Paving Debt Service	0.00	27,360.00	-27,360.00	0.0%
Road Sign Maintenance	116.00	500.00	-384.00	23.2%
Annual Meeting	150.00	200.00	-50.00	75.0%
Community Enhancement	308.31	600.00	-291.69	51.4%
Office Supplies & Postage	565.91	900.00	-334.09	62.9%
Secretary Stipend	600.00	600.00	0.00	100.0%
Utilities	791.59	900.00	-108.41	88.0%
Management Fees	1,200.00	1,200.00	0.00	100.0%
Legal Expense	1,305.62	4,000.00	-2,694.38	32.6%
Real Estate Taxes	1,403.00	850.00	553.00	165.1%
Accounting & Bookkeeping	2,210.00	2,200.00	10.00	100.5%
Old Mill Paving Project	2,500.00			
Insurance - Liability, D and O	5,197.00	2,700.00	2,497.00	192.5%
Summer Road Maintenance	8,036.50	16,000.00	-7,963.50	50.2%
Winter Road Maintenance	27,816.00	27,000.00	816.00	103.0%
Total Expense	52,199.93	96,385.00	-44,185.07	54.2%
Net Ordinary Income	-52,199.93	-96,385.00	44,185.07	54.2%
Net Income	-52,199.93	-96,385.00	44,185.07	54.2%

6:41 PM
05/19/20

WINDSOCK VILLAGE PROPERTY OWNERS
A/R Aging Summary
As of May 19, 2020

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
BROWN, JEFFREY & ELIZABETH	0.00	0.00	0.00	0.87	128.82	129.69
BROWN, STEVEN	0.00	0.00	0.00	116.10	3,040.51	3,156.61
CAHILL, EDWARD J.	0.00	0.00	90.00	6.77	759.75	856.52
DOWNING, CHRISTOPHER	0.00	0.00	0.00	0.00	21.04	21.04
KING, BENJAMIN S	0.00	0.00	90.00	7.72	863.80	961.52
MCNEVICH, CHRISTOPHER V AND CARA J	0.00	0.00	0.00	0.00	-7.85	-7.85
MOULTON, KELLY	0.00	0.00	0.00	0.00	-1.00	-1.00
NEWBERRY, KEVIN	0.00	0.00	90.00	7.72	572.64	670.36
PACHECO, CHRISTY	0.00	0.00	0.00	3.22	82.06	85.28
SANTOS, RICHARD & MARIA	0.00	0.00	-95.00	-6.37	0.00	-101.37
TUPPER, ROBERT	0.00	0.00	0.00	0.00	-0.36	-0.36
ZERVAS, KATHLEEN J.	0.00	0.00	0.00	1.67	104.13	105.80
TOTAL	0.00	0.00	175.00	137.70	5,563.54	5,876.24

6:50 PM
05/19/20

WINDSOCK VILLAGE PROPERTY OWNERS
Transaction List by Customer
April 20 through May 19, 2020

Type	Date	Num	Memo	Account	Clr	Split	Amount
BURNS, BRIAN							
Payment	04/24/2020	2127		Undeposited Funds	X	Accounts Rece...	463.50
JOHNSON, ANN							
Payment	04/29/2020	5445		Undeposited Funds	X	Accounts Rece...	102.16
NEWBERRY, KEVIN							
Payment	04/24/2020	1615		Undeposited Funds	X	Accounts Rece...	300.00
PACHECO, CHRISTY							
Payment	05/13/2020	564		Undeposited Funds	X	Accounts Rece...	135.00
Payment	05/15/2020	571		Undeposited Funds	X	Accounts Rece...	85.00

Appendix C

To: Greg Howard, President of WV-I

April 17, 2020

Please review the C& R's, under Restrictions, number 1: "Maintainance of Roads & Community Area".

Question to the board: There are 49 lots in Windsock I and 89 lots in Windsock II for a total of 138 lots. Under our current procedure only 119 are being assessed. At the 2018 annual meeting the road assessment, which should have been a "special assessment", was included in the total assessment as one billing. Nineteen members did not pay their fair share because of the billing method used at the time. The way the budget was presented was incorrect regarding the number of members. It should have read 138 versus 119, thus the membership would have known that 19 members were not paying dues or special assessments. By the way, the aviation assessment is billed in the same manner and the actual number of members is not known. No one is exempt from dues and the way Windsock Village is doing business is in direct conflict with the Bylaws.

WVI and WVII C&R's quote:

"The owner of said lot shall annually contribute his fair proportionate share of the expense of maintaining, improving and plowing the common roadways within Windsock Village and of maintaining and improving any community areas with Windsock Village, as shown on said plan or hereafter designated. Such payment shall initially be made to the Grantor, which will supervise such operations. At any time after lots in the development have been sold by the Grantor, but in any event on sale of the final lot, the Grantor may relinquish its rights and obligations hereunder to an organization then to be formed by all lot owners with the development; such relinquishment to be accomplished by an instrument of the Grantor recorded in Carroll County Registry of Deeds, with copies of the same mailed to the last know address of each lot owner. Every lot owner, by the acceptance of this deed, agrees to be and remain a supporting member of such organization of lot owners."

Grantors Obligation, quote:

"Grantor reserves the right to convey all or any portion of said ways to the town of Ossipee as public roadways. While Grantor retains its obligations hereunder, the annual contribution is hereby fixed at \$75.00 per lot, payable on or before July 1 of each year. While an owner owns more than one lot, he shall be liable for only as many annual contributions per year as the number of principal residential buildings substantially completed on his lots as of June 1 of such year; not, however; to be less than one annual contribution, even if he has no such buildings."

(Note: Once the Grantor, the developer, has sold all the lots in Windsock Village, the Grantor's obligation is null and void. Thus, members purchasing and selling their additional lot/s do not have the right to be exempt from dues and special assessments. Also, members do not have the right to avoid dues by joining two lots as by doing so would alter the C&R's.)

Please review ByLaws, Article VI

Section 3: "Annual Assessments" The budget as adopted at the Annual Meeting shall be equally divided into as many shares as there are members obligated to pay annual assessments. Each such member shall be billed prior to July 1 of each year the amount of his annual assessment for the current year."

Section 4: "Special Assessments" The Board of Trustees may, as the need arises, require a special assessment to meet unforeseen expenses. Any such special assessment shall be due as and when specified by the Board of Trustees, and shall be apportioned and billed in the same manner as the regular annual assessment. Such special assessment, unless approved by special vote of the members of the corporation, shall cover only the continuance of current services and maintenance until the next Annual Meeting of the members of the corporation. The members may, at any meeting of the corporation, approve such a special assessment in order to provide funds required to cover current services and maintenance until the next Annual Meeting of the members of the corporation.

Thank you for your time. If you have any questions or comments regarding this, please call or contact me at:

603-539-4425 or disully@worldpath.net

Frank Sullivan