

**Windsock Village Property Owner Corporation Meeting
Tuesday, July 18, 2023 @6:30 PM teleconference**

Meeting was called to order at 6:32 pm

I. Attendance

Ann Cady	Tom Huckman	Mary Andrews	Chris McNevech
Greg Howard	Sue Kraynak	Chip Johnson	

II. Approve minutes of June 20th meeting. It was moved by Tom Huckman and seconded by Mary Andrews to amend the minutes by changing “cracks sealed” in New Business to “crack sealing” and to approve the minutes as amended. Motion passed.

III. Treasurer’s report Motion was made by Sue Kraynak and seconded by Chris McNevech

Money Market Account	\$ 98,588.30	
Checking Account	\$ 67,314.11	
Balance Paving Loan	\$ 15,078.08	as of 6-16-2023 statement
Total Outstanding Dues	\$ 34,750.89	

IV. Old Business

A. Delinquent Accounts. There was no discussion as long term delinquencies resolved and current year unpaid assessments are not delinquent yet. Interest will be assessed beginning September of current year delinquencies.

B. C&R Violations.

a. President wrote email with picture to NHEC regarding the situation at 3 Apache Lane and how utility crews might not be able to access the right of way due to resident’s wood pile and other belongings being present on the right of way.

b. Owner of 31 Navajo Trail was contacted regarding the status of the hangar build there. Currently owner has insufficient resources to complete project within the timeframe of C&Rs and uncertain as to when he will. He will be approached regarding the presence of miscellaneous vehicles and equipment in the yard.

c. Rental property at 35 Old Mill Rd had a commercial garbage pick-up that leaked an odiferous liquid from the truck that left a trail along the road throughout the neighborhood.. A letter may be sent to the owner regarding this matter and that tenants seem to allow large amounts of garbage to accumulate.

V. New Business

A. Community Directory. The issue of new residents being unaware of service providers in the community was raised by Sue Kraynak. She suggested that a directory of service providers in Windsock Village and the local area be compiled. It was moved by Sue Kraynak and seconded by Tom Huckman that the welcome committee be resurrected to welcome new residents and create such a directory. Motion passed. Sue Kraynak volunteered to coordinate.

VI. Public Comment Mary Power relayed a question from a resident wondering if the Annual Assessments in 2024 would be reduced with paving loan paid off. It is assumed the individual did not attend the Annual Meeting and heard the discussion on saving funds for future paving/repair of roads. We noted we cannot provide an answer on whether the assessment will be reduced or not as that is a decision by a majority of the property owners at the Annual Meeting in 2024.

Motion to adjourn was moved by Mary Andrews and seconded by Tom Huckman.. Motion passed. Adjourned 7:12 pm. Next meeting will be 6:30 pm, August 15th via teleconference..

Respectfully submitted

A handwritten signature in black ink, appearing to read "Ann D Cady". The signature is fluid and cursive, with a prominent loop at the end.

Ann D Cady, Secretary