

**Windsock Village Property Owner Corporation Meeting
Tuesday, August 15, 2023 @6:30 PM teleconference**

Meeting was called to order at 6:30 pm

I. Attendance

Ann Cady	Tom Huckman	Mary Andrews	Chris McNevech	
Greg Howard	Sue Kraynak	Chip Johnson	Carl Tyler	Kevin Roll

II. Approve minutes of July 18th meeting. It was moved by Carl Tyler and seconded by Mary Andrews to amend the minutes by relocating wording of C&R Violations para B-a regarding 3 Apache Lane, and in para B-b changing the word “considerable” to “miscellaneous”. Motion on the amendments was approved. Carl Tyler moved that the minutes be approved as amended. Motion seconded by Tom Huckman. Motion passed.

III. Treasurer’s report Motion was made by Carl Tyler and seconded by Chip Johnson to accept Treasurer’s report as presented.

Money Market Account	\$ 98,589.84	
Checking Account	\$ 79,894.87	
Balance Paving Loan	\$ 12,883.41	as of 7-17-2023 statement
Total Outstanding Dues	\$ 18,277.70	

IV. Old Business

A. Delinquent Accounts. The long term delinquencies resolved and current year unpaid assessments are not delinquent yet.

B. C&R Violations.

a. President reached out again to NHEC regarding 3 Apache Lane. Their regulations specify that there must be company permission to have personal property on the right of way access lane.

b. President reached out again to the owner of 31 Navajo Trail regarding the miscellaneous equipment on the property but owner did not respond to the door.

C. Community Directory/Welcome Wagon.

Sue Kraynak reported that she does not have much information as of yet due to individuals she needs to contact have not been available. Kathleen Jacobs, and Bonnie Roy have volunteered to assist. She did receive some information from town hall and it was suggested that local businesses might offer coupons.

V. New Business

A. Short-term Rentals.

A complaint was received regarding fireworks being set off at 54 Old Mill Road, which is operating as a short-term rental through VRBO. The occasion of fireworks going off is regular when non-owner occupied. The Code of Federal Regulations (CFR) Title 14 covers the rules around airports and prohibits fireworks displays close to runways or landing approach lanes. There was discussion as to whether the owners should be notified by letter or telephone call. A motion was made by Sue Kraynak and seconded by Chris McNevech to inform the owners via phone call rather than letter as it was felt to be less confrontational. Motion passed.

B. Tax Returns.

Jen Huckman, WVPO bookkeeper has reported some discrepancies with the transfer between her and Paula Moore during the bookkeeping transition. It was recommended by the President that there be an audit at the end of the year to ensure the accounts are current and provide accountability.. Cost would be reasonable.

VI. Public Discussion.

A. Speeding Truck.

The truck owned by ABC Lawn Care Service and that has been observed speeding through the Village, does not operate out of a property in Windsock. They have an office on Route 16 across from Clark's Grain Store.

B. WVPO Telephone and Email.

Carl Tyler posited the question of who should be getting and answering phone calls and email that are directed to Windsock Village and Windsock Aviation. He explained the process and that the communication is coming through information on the website. Greg Howard stated he fields some of them but that the information on Aviation needs to be updated to reflect the new Aviation President. The maintenance of the website was also questioned as it requires more than the Ssecretary.

Motion was made to adjourn was made by Carl Tyler and seconded by Mary Andrews. Motion passed. Meeting adjourned at 7:20 pm. Next meeting is September 19th at 6:30 pm via teleconference.

Respectfully submitted



Ann D Cady, Secretary