

**2022 WINDSOCK VILLAGE PROPERTY OWNERS  
CORPORATION ANNUAL MEETING – Minutes  
June 11, 2022  
59 Old Mill Road**

1. Certification by Secretary of notice given for the meeting. Called to order at 10:12 a.m.

2. Establishment of quorum with 29 members being present. Although not contributing to quorum there were 12 proxies covering 14 properties.

3. Review of minutes of 2022 Annual Meeting. It was moved by Carl Tyler and seconded by Bob Pustell that the minutes be accepted as written. Motion passed.

4. Report of the President.

A. WVPOC President Greg Howard introduced the WVPOC Board and thanked them for their service. He also thanked Ann Cady and Robert Walty who hosted the meeting; Diane Sullivan for her beautification of the Village entrance and announced she needed help with watering. Greg also acknowledged Bob Pustell, who keeps the community informed of community happenings, through email. Any persons interested in being added to the email list should email Bob.

B. The president explained that the responsibilities of the Board are fiduciary; road maintenance both summer and winter which includes clearing of debris; and enforcing compliance with the Covenants and Restrictions (C&R) through setting fair time-limits on correcting violations, giving three chances and following through liens against property as a last resort.

5. Report of the Treasurer. It was moved by Bob Pustell and seconded by Rob Walty to accept the report as presented. Motion passed.

6. Presentation and consideration of the Budget. The president explained the assessment process and reviewed budget items. Bruce Hutchings asked for clarification on summer road maintenance. President and Tom Huckman detailed the parameters of summer maintenance costs. Frank Sullivan questioned the winter maintenance line item road maintenance. Ron Matos asked for a breakout and wondered whether the contractor could do less. The president pointed out that we have a good contractor and we can't micromanage. Bob Pustell reminded the meeting that there is a reserve fund and its purpose is for overages, otherwise we would need to expend savings. The vote on the budget was deferred until after the business.

7. New Business:

A. Uncontrolled dogs: The president reported that the Windsock community was notified by the Aviation Corporation regarding dogs in the neighborhood, especially on the runway. There was a complaint of an unleashed dog that jumped on a runner on Navajo Trail. Stray dogs

should be reported by calling the Ossipee Animal Control Officer. Ann Cady added that dog bites must be reported. Carl Tyler reminded dog owners to clean up their dog's poop off of runway, taxiways and other persons' property.

B. Fire Permits: The president reminded that fire permits must be gotten from the West Ossipee Fire Precinct. Information is available from their website for restrictions, responsibilities and permits.

C. Board Interpretation of C&R's Section 7, House Trailers, Tents. The president reported that a complaint had been received regarding a camper in open view. C&Rs were written before the prevalence of recreational vehicles and this section is currently being interpreted such that an RV is not a house trailer. The board has relied on Section 9 for guidance in this matter. It is important that interpretation be applied fairly and evenly.

8. Final approval of budget: A motion was made by Carl Tyler and seconded by Bob Pustell to approve budget as presented. Motion passed.

9. Election of Trustees:

A. There are three 3 year terms expiring: Tom Huckman, Paula Moore, and Greg Howard. It was moved by Merrill Harriman and seconded by Carl Tyler that the Secretary cast one vote for the slate of nominees. Motion passed.

B. There is a one-year term due to a vacancy on the Board. Frank Sullivan volunteered to take the position.

10. Other Discussion: Al Davis thanked driveway plowers and wants a bill. Hazel LeBlanc and Sue Kraynak both thanked the plowers. Merrill Harriman thanked the board.

Motion to adjourn was made by Carl Tyler and seconded by Merrill Harriman. Motion passed. Meeting adjourned at 11:30 a.m.

Respectfully submitted



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Ann D. Cady, Secretary