

2023 WINDSOCK VILLAGE PROPERTY OWNERS CORPORATION ANNUAL MEETING – Minutes

**June 10, 2023
25 Navajo Trail**

1. Certification by Secretary of notice given for the meeting which was called to order at 1:05 p.m.

2. Establishment of quorum with 42 voting members being present. Although not contributing to quorum there were 8 proxies covering 8 properties.

3. Review of minutes of 2022 Annual Meeting. It was moved by Bob Pustell and seconded by Mary Andrew 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 Mary and Tim Andrew, who hosted the meeting; Diane Sullivan for her beautification of the Village entrance also announcing she always needs 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. He also highlighted changes in the plowing contract due to increases in fuel costs and greater than expected snowfall-over 110 inches.

5. Report of the Treasurer. It was moved by Chip Johnson and seconded by Dan Sibbold 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. He also stressed that the board has tried to keep the assessment stable at \$838. We now have 120 owners. The President reminded the owners that the paving loan would be paid off in the fall and that the board intended to put the funds that would have gone towards the loan, into a reserve account for future paving needs. There was some discussion on that rationale versus lowering the assessment and/or spending it on other line items. There was also discussion about our plowing contract but it was stressed that if we were to decide change we could end up with no contractor. The vote on the budget was deferred until after the business.

7. New Business:

A. Speeding. The issue of speeding vehicles was discussed but the outcome was that there is no feasible method of controlling it. Security cameras and speed bumps were specifically mentioned. Owners were asked to remind contractors about the speed limit

B. Elections. Mary Andrew and Chris McNeitch are completing three-year terms and are willing to be nominated for another three-year term. Frank Sullivan is completing a one-year term to complete an unfulfilled three-year term and elected to not be nominated for a full term. Sue Kraynak was nominated for the vacant three-year term.

8. Final approval of budget: A motion was made by Merrill Harriman and seconded by Chip Johnsonl to approve budget as presented. Motion passed.

9. Election of Trustees:

A. There are two three- year terms expiring: Mary Andrew and Chris McNeitch; and one one-year term expiring, Frank Sullivan. Mary Andrew, Chris McNeitch and Sue Kraynak were nominated for three-year terms. It was moved by Ann Cady and seconded by Carl Tyler that the Secretary cast one vote for the slate of nominees. Motion passed.

10. Other Discussion: None

Motion to adjourn was made by Chuck Waldo and seconded by Mary Andrew. Motion passed. Meeting adjourned at 2 p.m.

Respectfully submitted



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Ann D. Cady, Secretary