

**Windsock Village Property Owner Corporation Meeting
Tuesday, March 19, 2024@ 6:30 PM Via Zoom**

Meeting was called to order at 6:33 pm by Greg Howard, President

I. Attendance

Ann Cady	Tom Huckman	Sue Kraynak	Greg Howard
Kevin Roll	Carl Tyler	Chip Johnson	

II. Approve minutes of February 20th meeting. It was moved by Carl Tyler and seconded by Tom Huckman to approve minutes as corrected. Motion passed.

III. Treasurer's report. Motion was made by Sue Kraynak and seconded by Carl Tyler to accept the treasurer's report as presented. There are 8 outstanding accounts. Motion passed.

Money Market Account	\$ 98,601.06	
Checking Account	\$ 60,597.25	
Balance Paving Loan	\$ paid off	as of 03-16-2024 statement
Dues Credit Balance	\$ 16.98	
Total Outstanding Dues	\$ 4,166.55	

IV. Old Business

A. Delinquent Accounts. Greg Howard reported that payment had been received from two of last month's delinquent accounts and letters setting up payment plans were received from two other delinquent accounts who have started making payments. Greg Howard explained there are three remaining accounts for which no contact has been made regarding payment. Owners of 50 Old Mill Rd and 24 Navajo Trail will have small claims filed. A motion was made by Tom Huckman and seconded by Chip Johnson, to proceed directly to placing a lien on 31 Navajo Trail foregoing small claims court as the owner has no valid mailing address or phone number.

B. C&R Violations. Greg reminded the board that with snow melting and warmer weather we need to reach out to the community regarding property clean-up. Possible violations observed by board members were an unregistered black car at 10 Old Mill Rd, uncut logs stacked at 3 Apache Lane, a possible unregistered vehicle on Cherokee Lane at John Waylon's home, and 35 Old Mill has snow mobiles and furniture under a tarp in the yard.

C. Community Directory/Welcome Wagon.

Sue Kraynak reported that she is compiling a list of local services available to be ready for the annual meeting.

D. Certificate of Deposit-Transfer of \$80,000 was made into the certificate of deposit. It matures August 18th and can be rolled over.

V. New Business.

A. Annual Meeting. The Save-the-Date mailing needs to be made not later than one month before the meeting. A draft of the notice was requested to be available at the next meeting as there had been a problem last year with some addresses not receiving notice. A draft budget for next year will be available for review and discussion at next meeting. The desire is to keep the assessment unchanged. Saturday, June 8th was proposed for the meeting, but needs to be coordinated with the Aviation Association and

Soaring Heights Property Owners Association.

B. Insurance Evaluation/Renewal. Our board officer liability insurance renews in the middle of May. Cost is \$3400. We are currently with Prescott-Melcher of Moultonborough, but the President would like to look for the best offer so wants to consider Chalmers that has an office locally.

VI. Catalytic Converter Theft. Kevin Roll reported that the motorhome that was sitting close to the road on Old Mill Road had its catalytic converter stolen by cutting it off. Everyone needs to keep their vehicles safe and keep an eye out for non-residents.

VII. Public Discussion None.

Motion to adjourn made by Carl Tyler and seconded by Chip Johnson. Motion passed.
Meeting adjourned at 7:30 pm. Next meeting is April 16th at 6:30 pm via teleconference
Respectfully submitted,



Ann D. Cady, Secretary