

**Windsock Village Property Owner Corporation Meeting
Tuesday, September 19, 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	Kevin Roll	Carl Tyler

II. Approve minutes of August 15th meeting. It was moved by Tom Huckman and seconded by Sue Kraynak to amend the minutes by changing the word “hostile” in New Business: Short term Rentals last sentence to “confrontational”. Motion on the amendments was approved. Tom Huckman moved that the minutes be approved as amended. 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. As of 9-16-2023.

Money Market Account	\$ 98,589.84	
Checking Account	\$ 79,894.87	
Balance Paving Loan	\$ 10,679.27	as of 8-17-2023 statement
Dues Credit Balance	\$ 12.16	
Total Outstanding Dues	\$ 14,863.19	

IV. Old Business

A. Delinquent Accounts. Mary Andrews reported that there there were 15 accounts to which no assessment payments were made, 5 accounts with partial payments made and that interest charges would start being assessed this month.

B. C&R Violations.

a. President reported calling NHEC regarding 3 Apache Lane. They did come and assess the situation. The offending material is not a permanent structure and they are not going to take any action. It now falls back on WVPO to speak with the neighbor of the offending party about the infringement on their property. WVPO can also reach out to the owner of 3 Apache via standard letter regarding the need to improve the appearance of the material in the easement.

b. An effort was made by the President to reach out again to the owner of 31 Navajo Trail regarding the miscellaneous equipment on the property but owner did not respond to the door and he appears to no longer have a valid mailing address. Tom Huckman offered to help owner organize the equipment.

C. Community Directory/Welcome Wagon.

Sue Kraynak, member of the committee, Kathy Jacobs and Bonnie Roy, the other members have met separately but as of yet not met together. They are waiting for everyone to be available. President requested the board receive a heads up when ready.

V. New Business

A. Tax Returns.

The President spoke to the CPA that prepares our taxes who felt it was unnecessary to have our financial records audited. The CPA recommended we just have some look at everything and make sure the records are current. Permission was given as this process less expensive.

B. Trunk or Treat.

Trunk or Treat will once again be sponsored by Ann Cady. It will be held at the gazebo TBD.

C. Windsock Community Calendar.

Carl Tyler reported that he was once again going to produce a Windsock Community calendar themed the Dogs of Windsock. There will also be a page in memoriam of pets who have passed or who previously lived here.

VI. Public Discussion

A. It was proposed by the President we skip the November meeting and have the December meeting combined with a holiday gathering.

Motion was made to adjourn was made by Sue Kraynak and seconded by Ann Cady. Motion passed. Meeting adjourned at 7:20 pm. Next meeting is October 17th at 6:30 pm via teleconference.

Respectfully submitted



Ann D Cady, Secretary