

2024 WINDSOCK VILLAGE PROPERTY OWNERS CORPORATION ANNUAL MEETING – Minutes

**June 8, 2024
11 Apache Lane**

1. Certification by Secretary of notice given for the meeting which was called to order at 10:09 a.m.
2. Establishment of quorum with 34 voting members being present. Although not contributing to quorum there were 8 proxies covering 9 properties.
3. Review of minutes of 2023 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 Josh Elwell for hosting the meeting and Diane Sullivan for her beautification of the Village entrance, announcing she always needs help with watering. Greg then explained the responsibilities of the Board, most important of which are serving as a fiduciary for the Corporation and managing the assets of the community for the good of the community. The Board also manages year round road maintenance that 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 with liens against a property as a last resort.

B. He also discussed the importance of owners in making our neighborhood a community and how we all come together when needed to help one another such as when we all helped clean up after the April snow storm.

5. Report of the Treasurer. It was reported by Mary Andrew that WVPO would pay off the paving loan in the fall. The plan is that the funds that were going towards paying off the loan would set be aside for future major expenses so that the need to increase the annual assessment could be avoided. It was moved by Meriel Mingori and seconded by Sue Kraynak to accept the report as presented. Motion passed.

6. Presentation and consideration of the Budget.

A. 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.

B. Susan Oakman, who has assisted Diane Sullivan with the beautification of the community entry, requested an increase in the community enhancement line item. She was requested to develop a plan with a projected cost and submit it to the Board. Without a plan and estimate no increase could be made. However, funds could be found within the budget for improvements without increasing the line item. There was also discussion regarding the amount of funds being set aside for future capital expenses. Outcome was that it is better to set aside funds yearly and keep the assessment stable, than to lower the assessment and later have to significantly increase it or have a special assessment to cover the capital expense.

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. It was moved by Carl Tyler and seconded by Kevin Roll that the speed limit be lowered to 15 MPH. Motion did not pass. It was moved by Kevin Roll and seconded by Chuck Waldo that the acquisition of a flashing speed indicator sign be investigated. Motion passed

B. Elections. Ann Cady, Carl Tyler, and Chip Johnson are completing three-year terms. Ann is willing to be nominated for another three-year term. Carl and Chip declined. Chuck Waldo was nominated to fill one of the three-year term vacancies. No nominations were made for the remaining vacancy.

8. Final approval of Budget: A motion was made by Bob Pustell and seconded by Sue Kraynak to approve the budget as presented. Motion passed.

9. Election of Trustees:

A. There are two three- year terms expiring, Ann Cady, Carl Tyler; and Chip Johnson. Ann Cady and Chuck Waldo were nominated to each fill a three-year term. The remaining vacancy will need to be filled by appointment. It was moved by Bob Pustell 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 Bob Pustell and seconded by Sue Kraynak. Motion passed.
Meeting adjourned at 11:35 a.m.

Respectfully submitted



Ann D. Cady, Secretary