

# **2021 WINDSOCK VILLAGE PROPERTY OWNERS CORPORATION ANNUAL MEETING - MINUTES**

**JUNE 5, 2021 – 10:04 AM**

Mary Power & Tim Andrew's Hangar, 25 Navajo Trail

## **Certification by Secretary of notice given for the meeting**

The Secretary Jennifer Rines, certified that notice of the meeting was given and that a quorum had been established.

## **Review of Meeting Minutes for 2020 Annual Meeting**

Bob Pustell made a motion to approve the minutes, and Mary Power seconded the motion. The meeting minutes were approved.

## **President's Report**

Greg Howard referenced the letter included in the posted package. He addressed that the Board has made efforts to be consistent with C&Rs, working with individual property owners to help them come into compliance. So far there has been good progress, being even handed and consistent, to avoid anyone feeling they are being targeted. During the Pandemic the Board has continued to meet via Zoom. Meeting minutes are available for review on the Windsock Village website.

Greg asked new residents to introduce themselves to the community residents as the Pandemic has made it difficult for people to socialize and meet their neighbors.

Greg thanked the three Board members- Chip Johnson, Carl Tyler and Ann Cady, who terms were expiring, for their service on the Board. In particular Carl Tyler was cited for his work on setting up and hosting the virtual Board Meetings via Zoom.

Greg recognized the hosts Mary Power and Tim Andrews for the use of their hangar.

Greg thanked the current Board members- Mary Power, Paula Moore, Tom Huckman, Christopher McNevech and Ackvile Dargiene for their service.

Greg noted the Board has worked hard on collecting the annual assessments and the success has resulted in the outstanding balances the lowest they have been in years.

Greg thanked Paula Moore for assuming the Treasurer's and Bookkeeping position after our previous bookkeeper passed away. Paula inherited the difficult task of deciphering and organizing our records.

Greg thanked Diane Sullivan for spearheading the beautification efforts at the Windsock entrance and Gazebo.

Greg pointed out a couple of reminders. If you want a fire pit, you need a permit and they are available from the West Ossipee Fire Precinct website. Additionally, the red address markers are available from the fire department website for \$20.

## Treasurer's Report

The Treasurer's Report prepared by Paula Moore dated May 31, 2021 showed a Checking Account balance of \$2,200.39; Savings Account balance of \$75,567.80; Road Paving Loan balance of \$64,003.73; and Outstanding Assessments of \$1,695.52.

Bob Pustell made a motion to accept the Treasurer's report, Ann Cady seconded the motion, the motion passed. Ann Cady thanked Paula for taking on the task of Treasurer/Bookkeeper.

## Proposed Budget

Greg noted that the proposed budget of \$99,735.00 remained unchanged from last year. He then went down through the budget expenditure, line by line and noted that higher cost associated with the Bookkeeping/Treasury was due to the extra effort to get our books in order.

Greg noted that due to the mild winter we had underspent the Winter Maintenance line item for the first time in several years. He noted our two largest line items are Winter Maintenance and Road Paving Debt Service.

Glenn Mori raised the issue of paving versus dirt roads and Chuck Johnson noted that we were originally sold that paving the dirt roads would reduce the Summer Maintenance expense and the result has not been less expensive.

Bruce Hutchins asked to explain the Reserve Fund. Paula Moore said the Reserve Account line item was money to be set aside to build our Savings Account for future needs. The majority of the Corporation monies are held in the Savings Account as they earn at least some interest versus the Checking Account. Bruce then asked if there were any Summer Maintenance projects planned for this year. Tom Huckman stated that crack sealing of the road system; drain maintenance/rehab; and maybe some tree work were planned. Bob Pustell recommended that removal of large White Pines be considered as their roots damage our road pavement.

Glen Mori made a motion to approve the proposed budget of \$99,735.00, Bob Pustell seconded the motion, the motion passed.

## New Business

Fence- 11 Skyhawk Drive: Chris Pacheco asked what the Board was doing about the dilapidated fence at 11 Skyhawk Drive. Greg responded that the issue has largely been dealt with by the Aviation Board. Bob Pustell stated that he had a conversation with the owner- John Calianos and was told that they were looking to sell the property and the issue maybe short-lived. Bob also said that the owner offered the fence to whoever wanted it for free, but they had to take the entire fence. Greg asked Chris Pacheco to email him to ask for the issue to be on the next Board meeting agenda.

Community Clubhouse: Glen Mori asked how many common areas are there in Windsock and where were they located. Greg summarized the locations of the four (4) common areas within Windsock Village and the two (2) Tamworth lots, that are in effect common areas. Glenn Mori asked about the Board looking into developing the common areas, such as a club house for residents to meet. Greg asked Glen if there were any discussions or plans that he wished to bring forward. Glen responded there were none, just a recommendation. Greg responded that without any idea of how much interest there was in the project the Board would not take on the task, but would welcome a committee taking on the task. If the committee can gauge there is interest and formulates a concept, they can then bring the plan to the Board for discussion.

Pedestrian/Animal Runway Crossings: Brad Drown highlighted his concern over pedestrian and animals crossing the runway and the hazard that presents. Carl Tyler stated the issue has been historically addressed by the Aviation Board. Brad expressed concern that non-aviators do not have contact with the Aviation Board and do not understand. Greg stated that the Property Owners Board can coordinate with the Aviation Board on how to address the situation.

Commercial Truck- 18 Old Mill Road: Jeffrey Larocque-owner asked what he could do to be able to park his work truck at his house, 18 Old Mill Road. Chuck Johnson asked why he had to ask to park his truck at his house as he had parked his tractor-trailer at his house for years without any issue. Jeff explained that a complaint had been filed with the Board and the Board said he could not park the propane tractor-trailer at his house. Discussion ensued and Board judgement was challenged. Greg and Carl Tyler explained how the Board over the course of several Board meetings reviewed the Covenants & Restrictions (C&R's) and discussed the pros and cons before rendering a decision. Greg noted to Jeff that he could request the Board reconsider their decision at the next Board meeting.

### **Election of Trustees**

Three board members have 3-year terms expiring: Chip Johnson, Carl Tyler and Ann Cady. Greg noted that the Board meets on the third Tuesday of every month; usually 10 months/year; with the goal of the meetings be less than an hour. Chip Johnson, Carl Tyler and Ann Cady were willing to be nominated to serve on the Board. Glen Mori made a motion to cast a single ballot for the nominations, seconded by Bob Pustell. The motion passed.

### **Other Discussion**

Terri Hooper highlights delivery issues with street addresses not being recognized. Terri asked if others have had the issue. Bob Pustell stated that he had several years ago spent a tremendous amount of time trying to get Google and other entities to update their databases to no avail.

A motion was made to adjourn the meeting, the was motion seconded, the motion passed

The Meeting ended at 11:10 AM