

Windsock Village Property Owner Corporation Meeting
Tuesday, February 17, 2026@ 6:30 PM
via Zoom

Meeting was called to order at 6:31 pm by Greg Howard, President

I. Attendance

Greg Howard	Tom Huckman	Sue Kraynak	Chuck Waldo
Kathy Jacobs	Chris McNevech	Shawn Lane	Ann Cady

Guests: Bryant Guerin

II. Approve minutes December 16, 2025 meeting. It was moved by Sue Kraynak and seconded by Chuck Waldo to approve the minutes as written. Motion passed.

III. Treasurer's report. It was moved by Tom Huckman and seconded by Sue Kraynak that the Treasurer's report be accepted as presented.

Report as of 02/15/2026

Money Market Account	\$ 56,055.61
Checking Account	\$ 80,388.88
Certificate of Deposit	\$ 91,625.03 <i>as of 11/18/2025 maturity 05/18/2026</i>
Dues Credit Balance	\$ 21.46
Total Outstanding Dues	\$ 5761.40

CD starting balance \$85,000 03/2024

Outstanding Properties: 14 Cherokee Lane; 11, 31 Navajo Trail; 18, 22, 58 Old Mill Road; 20 Pine Lane. Two properties have liens.

IV. Old Business

A. Delinquent Accounts. A notice was sent out in early February that properties in arrears having not made payment or commitment/plan to pay would be referred to small claims court. Only four properties owe over \$500. Jeff Larocque, 18 Old Mill Rd, indicated he was waiting for his taxes. Mark Woodruff, 17 Old Mill Rd, paid in full. Christy Pacheco, 14 Cherokee Lane, will continue to make payments. Chris Downing, 31 Navajo Trail has a lien on his property but he has paid his taxes to the town. 11 Navajo Trail, has a lien on it.

B. C&R Violations. There has been no change to situation at 9 Old Mill Road. The owner has committed to moving burned out van once snow melts.

C. Speeding Revisited. Greg Howard reported no change in being able to borrow a speed detection sign from the Town of Ossipee. Chief of Police Babbin indicated that the town's speed sign was available but considering the weather, it is not feasible to place it at present. Data recorded when the roads are icy would be invalid. Placement will wait until road surfaces are normal again. It was suggested by guest, Bryant Guerin, that a plan be in place for when the winter weather clears. Chris McNevech commented on others assisting in monitoring speeders. The process of getting local police department involved was reviewed. Greg Howard indicated he will reach out to owner of 9 Apache Lane whose tenant is a consistent speeder.

D. Windsock Village Website. Ann Cady reported that all copies of minutes not posted have been converted to PDF files and will be posted to site soon.

E. Emergency Management Plan. Greg Howard reported having reached out to Dana Cullen, Emergency Management Officer for Ossipee, and Nature Conservancy so we can all work together to develop an effective plan for the community. In accordance with our efforts, Tom Huckman has kept our emergency access road plowed this winter.

V. New Business.

A. The weather this winter has required more plowing and sanding resulting in higher costs likely to exceed our budgeted amount for Winter Maintenance. It was reported that per Jen Huckman there was \$32,707.75 maintenance expenditure to date out of \$38,000 budgeted and that sanding has been the greater portion. As we discuss our Budget for 2026-2027 we will have to evaluate that line item.

B. Tom Huckman stated he had contacted Coleman about sweeping the streets when we're certain there will be no more snow. He's waiting to hear from them.

VI. Public Comment.

Motion to Adjourn was made by Chuck Waldo and seconded by Chris McNevech. Motion passed. Adjourned at 7:14 pm. Next meeting March 17th via Zoom.

Respectfully submitted,



Ann D. Cady