

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

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

I. Attendance

Greg Howard	Tom Huckman	Sue Kraynak	Chuck Waldo
Kathy Jacobs	Chris McNevech	Mary Andrews	Ann Cady

II. Approve minutes February 17, 2026 meeting. It was moved by Chuck Waldo and seconded by Tom Huckman to approve the minutes as written. Motion passed.

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

Report as of 03/12/2026

Money Market Account	\$ 56,056.43
Checking Account	\$ 74,050.42
Certificate of Deposit	\$ 91,625.03 <i>as of 11/18/2025 maturity 05/18/2026</i>
Dues Credit Balance	\$ 41.67
Total Outstanding Dues	\$ 5,236.46

CD starting balance \$85,000 03/2024

Outstanding Properties: 11, 24, 31 Navajo Trail; 18, 58 Old Mill Road. Two properties have liens.

IV. Old Business

A. Delinquent Accounts. Jeff Larocque, 18 Old Mill Rd, owes \$946.39. Joyce Latham, 24 Navajo Trail owes \$52.90. Donald Hamill, 58 Old Mill Road owes \$52.90. Chris Downing, 31 Navajo Trail owes \$3,212.87 and has a lien on his property. 11 Navajo Trail, owes \$971.40 and has a lien on it.

B. C&R Violations. The snow is beginning to recede and property owners need to clean up their properties. In particular, owners of 31 Navajo Trail, 9 Old Mill Road and the vacant lot at Aztec and Navajo Trail need to be contacted.

C. Speeding Revisited. Greg Howard reported there still has been no response from Chief Babin regarding being able to borrow a speed detection sign from the Town of Ossipee. Greg Howard reported that he doesn't know if the owner of 9 Apache Lane has spoken to his tenant who is a consistent speeder. There was a discussion regarding obtaining our own speed sign. Chris McNevech recommended we buy a sign, rather than rent. Tom Huckman will investigate best location for placement of sign. It needs to be in a location where speeding is most frequently occurring, where the road is straighter. Around 18 Old Mill Road would be good location. We will need to wait until snow and roads are clear.

D. Windsock Village Website. Ann Cady reported no change on needed posting of minutes.

V. New Business.

A. 2026-2027 Budget. At the next meeting we will look at snow removal costs. Budget this year was \$35,000 but we have exceeded that having spent \$40,217.25 thus far, not including March 15th storm. Will try and have up to date data for next meeting.

B. Taxes. Income tax return has been completed and filed.

VI. Public Comment. There was a discussion regarding residents at 2 Old Mill Road, who are not part of WVPOC, snowmobiling on Village common area property. Tom Huckman expressed willingness to talk to residents regarding boundaries.

Motion to Adjourn was made by Chuck Waldo and seconded by Sue Kraynak. Motion passed.
Adjourned at 7:18 pm. Next meeting, April 21st, via Zoom.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ann D. Cady". The signature is fluid and cursive, with a large initial "A" and "C".

Ann D. Cady