

Windsock Village Property Owner Corporation Meeting
Tuesday, March 18, 2025@ 6:30 PM
Via Zoom

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

I. Attendance

Tom Huckman	Sue Kraynak	Greg Howard	Kevin Roll	Shawn Lane
Chuck Waldo	Ann Cady	Mary Andrew	Chris McNevech	

II. Approve minutes February 18, 2025, meeting. It was moved by Chuck Waldo and seconded by Sue Kraynak to approve the minutes as corrected. Motion passed with one abstention.

III. Treasurer's report. Motion was made by Sue Kraynak and Shawn Lane seconded to accept the treasurer's report as presented. Motion passed.

As of 03-15-2025

Money Market Account	\$ 28,215.16		
Checking Account	\$ 80,903.82	\$62,703.97	Checkbook balance-checks written not cleared the bank
Certificate of Deposit	\$ 88,594.68	As of 01/28/2025/matures 6/18/25	
Dues Credit Balance	\$ 52.65		
Total Outstanding Dues	\$ 3,398.80		
CD starting Balance 03-2024	\$ 85,000.00		

IV. Old Business.

A. Delinquent Accounts. There are two owners that had made no payments for current year as of last month, 17 Old Mill Road (Mark Woodruff) and 15 Captains Way (Marie/Michael Ward). They were sent letters explaining that they have until the end of February to pay or claims will be filed small claims court. There are three other accounts in arrears. Chris Downing at 31 Navajo Trail has a lien in place. Christie Pacheco, 14 Cherokee Lane, is behind in her payment plan. Jeffrey Larocque, 18 Old Mill Road, has made arrangements.

B. C&R Violations. There were no reported C&R violations since last meeting. When the snow melts violations may begin to appear.

V. New Business.

A. Budget. The budget for current year, actual vs. budget will be reviewed next meeting. We have currently overspent on snow removal and summer maintenance. Other budget items are tracking under budget.

B. Emergency Access/Management Plan.

1. Situation. On March 7th a severe wind storm blew down a tree top knocking down a power pole and live wires across Old Mill Road just past Aviation Drive, blocking all access into and out of Windsock II and knocking out the power for about 24 hours. The fire lane from Apache Lane cul-de-sac to Captains Way had not been plowed so it was not passable. This situation resulted in many residents who needed to enter or exit Windsock II to drive along the apron of the runway to enter/exit. The

runway was presumed to be completely frozen along the edge but the traffic caused damage to the runway surface. Even non-residents i.e. delivery trucks and contractors took that alternative until it was blocked off. The fire lane was cleared by Tom Huckman later in the afternoon to provide egress to Windsock II. It took until the morning of March 8th to clear Old Mill Road and restore power. During the morning of March 8th a resident had a medical emergency and first responders were delayed while the road was being cleared.

2. Discussion. There was considerable discussion as to a plan of action that would minimize the possibility of this kind of emergency again. Recommended actions included (1) all roads need to be reviewed and any overhanging branches be removed; (2) fire lane be kept plowed/cleared year around, surface hardened and rolled; (3) easily removable barriers/gates across the lane to preclude it being used for routine passage; (4) signs designating "emergency use only" no commercial traffic/snow mobiles; (5) action to repair runway needs to wait until snow melted and runway thawed (6) potential emergency egress options explored.

3. Actions: (1) Motion made by Chuck Waldo and seconded by Kevin Roll to ensure emergency access fire lane is kept clear at all time. Motion passed. (2) Motion made by Chuck Waldo and seconded by Sue Kraynak to authorize the expenditure of not more than \$2000 for materials and labor so that Tom Huckman could clean up the emergency access road, put down process (special gravel) and roll it to harden the surface. Motion passed. (3) Motion made by Ann Cady and seconded by Sue Kraynak to authorize forming a committee of owners and community resources to explore the vulnerabilities of Windsock Village in regards to emergencies, to coordinate with Soaring Heights Homeowners and Aviation Associations, and develop an emergency management plan to be presented at Annual Meeting. Motion tabled. President Greg Howard requested time to check with community resources (West Ossipee Fire Chief and Ossipee Emergency Management Director) before reconsidering motion. Mary Power and Rob Walty agreed to be part of committee if approved at a future meeting. Greg Howard will contact Chief Huddleston and Dana Cullen.

Public Comment. Incorporated into paragraphs above..

Motion to Adjourn was made by Greg Howard and seconded by Ann Cady. Motion passed. Adjourned at 7:47 pm. Next meeting April 15th via Zoom. We will be discussing the budget.

Respectfully submitted,



Secretary