

Windsock Village Property Owner Corporation Meeting
Tuesday, April 15, 2025@ 6:30 PM
Via Zoom

Meeting was called to order at 6:32 pm by Greg Howard, President

I. Attendance

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

II. Approve minutes March 18, 2025, meeting. It was moved by Chuck Waldo and seconded by Sue Kraynak to approve the minutes as written. Motion passed..

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

Report as of 04/14/2025

Money Market Account	\$ 28,215.60	
Checking Account	\$ 62,833.37	\$60,348.40 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	\$ 3,372.80	
CD starting Balance 03-2024	\$ 85,000.00	

IV. Old Business.

A. Delinquent Accounts. There are still three accounts in arrears. Chris Downing at 31 Navajo Trail has a lien in place (\$1947.65). Christie Pacheco, 14 Cherokee Lane, is behind in her payment plan (\$.475.12). Jeffrey Larocque, 18 Old Mill Road, who has made arrangements (\$923.28). Small amounts owed (\$26.75).

B. C&R Violations. There were no reported C&R violations since last meeting. Political signs that have appeared out of the melting snow bank on Old Mill Road were questioned. There was concern expressed over the activity going on next to the Churchill's, at the corner of Navajo Trail and Aztec, questioning whether building was going to commence as there is no site plan filed, which is necessary before getting building permit. Concern was also expressed about a site on Skyhawk. There was concern about owner of 31 Navajo Trail and whether he had been seen lately (he had). Although not a C&R violation there was concern expressed about missing stop signs at the entrance to Windsock Village, the corner of Old Mill Road and Navajo Trail; and Captains Way and Navajo Trail.

C. Emergency Access/Management Plan. Greg Howard said that he had met with Carl Huddleston, Fire Chief for District 3 in Ossipee. Dana Cullen, Emergency Management Officer, Ossipee has not responded to email inviting him to meet with Carl and Greg. It was mentioned that a final determination on the damage done to the runway by being driven on will have to wait until it is dry.

V. New Business.

A. 2025-26 Budget Review. The proposed budget for coming year will be reviewed and approved for annual meeting. Our expenditures for snow removal for current are on target, however summer maintenance expenditures were over and may be over again for this next year due to more

summer work being required. The President proposed increase the pay of the bookkeeper/administrator for next year. This can be managed by moving funds from legal line time to bookkeeping.

B. Annual Meeting. Annual meeting will be held June 7th at Mary and Tim Andrew's, 25 Navajo Trail. Aviation will meet at 10 am, followed by potluck lunch, and the Windssock Village annual meeting at 1 pm

VI Public Comment. Community Clean-up was set for May 17th at 9 am.

Motion to Adjourn was made by Chuck Waldo and seconded by Mary Andrew. Motion passed. Adjourned at 7:16 pm. Next meeting May 20th via Zoom. We will be discussing the proposed budget for next fiscal year.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mary Andrew", written in a cursive style.

Secretary