

**Windsock Village Property Owner Corporation Meeting
Tuesday, April 21, 2026 @ 6:30 PM
via Zoom**

Meeting was called to order at 6:41 pm by Greg Howard, President

I. Attendance

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

II. Approve minutes March 17, 2026 meeting. It was moved by Chuck Waldo and seconded by Sue Kraynak to approve the minutes as written. Motion passed.

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

Report as of 04/18/2026

Money Market Account	\$ 56,057.37	
Checking Account	\$ 64,165.27	
QB Balance – Checking	\$ 62,112.77	checks not yet cleared
Certificate of Deposit	\$ 91,625.03	as of 11/18/2025 renewed April 2026 for 5 months @3.55%
Dues Credit Balance	\$ 41.67	
Total Outstanding Dues	\$ 5,276.02	

CD starting balance \$85,000 03/2024

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

IV. Old Business

A. Delinquent Accounts. Jeff Larocque, 18 Old Mill Rd, still owes \$952.99. committed to paying after tax return came in. Joyce Latham, 24 Navajo Trail owes \$52.90, balance being rolled into FY 26-27. Chris Downing, 31 Navajo Trail owes \$3,272.70 and has a lien on his property. Greg Howard reported personally delivering the assessment invoice to Chris. 11 Navajo Trail, still owes \$997.43 and has a lien on it.

B. C&R Violations. The property owners mention regarding possible complaints of non-compliance with C&R are:

- a. Matt and Jaime Ham who have had a site plan for their lot on the corner of Navajo Trail and Aztec Lane but no timing of building. That will be revisited in one year, however they do need to remove the debris from tree removal as it is now too late to burn.
- b. Bryant Guerin of 9 Old Mill Road has removed the burned out vehicle but has other equipment including the traffic monitoring signs that needs to be removed.
- c. Chris Downing, 31 Navajo Trail admits he is unable to pay. There was discussion on what assistance could be provided by the board. It was determined that no assistance could be provided by the board but that individuals on the board could offer to assist owner with liquidating some of his assets sitting on the property.
- d. Greg Howard read the portion of the C&Rs regarding the process of filing and processing C&R complaints. First the violation of the complaint is filed by the complainant. Then the complaint is

investigated and a judgement determined. Possible properties in violation are those owners listed above and the owner of 7 Old Mill Rd. Road who has a pile of stuff in the back corner of their property that is visible from the road.

C. Speeding Revisited. The speed monitoring sign from the town has been delivered and is parked on the grass across from the entryway parking lot. The intention is to move it to a better location rather than right at the entry of the Village. Must have the town move it. Tom Huckman reported that for the Board to purchase a sign for our use it would cost the owners several hundred dollars even to get the simplest of machines.

D. Windsock Village Website. Ann Cady reported web site up to date with meeting minutes being posted. However, Greg Howard indicated he had difficulty accessing files. Ann reported she would check into the issue.

E. 2026-2027 Budget. Budget this year for snow removal was \$38,000 but we have exceeded that having spent \$44,000. The question at hand was whether we take from funds from the resurfacing line item to pay for increased snow removal costs or is the board willing to increase the assessment. Current assessment amount of \$838 has not changed for several years. General consensus of the board was to raise the assessment \$37 to a total of \$875. No motion was made.

V. New Business. The annual meeting is scheduled for Saturday, June 6th with property owners meeting in the morning and aviation after our traditional potluck for lunch. It is expected be held at Mary and Tim Powers hangar 25 Navajo Trail. We have three board positions up for election, Sue, Mary, and Chris. Sue is stepping down, Mary has agreed to stay and we do not know about Chris yet.

VI. Public Comment. None

Motion to Adjourn was made by Chuck Waldo and seconded by Sue Kraynak. Motion passed. Adjourned at 7:53pm. Next meeting, May 19th via Zoom.

Respectfully submitted,



Ann D. Cady