

Windsock Village Property Owner Corporation Meeting
Tuesday, May 20, 2025@ 6:30 PM
Via Zoom

Meeting was called to order at 6:33 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 April 15, 2025, meeting. It was moved by Tom Huckman and seconded by Sue Kraynak to approve the minutes as corrected. Motion passed..

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

Report as of 04/14/2025

Money Market Account	\$ 28,216.02	
Checking Account	\$ 57,694.97	\$56,874.07 written not cleared the bank
Certificate of Deposit	\$ 88,594.68	As of 01/28/2025/matures 6/18/25
Dues Credit Balance	\$ 54.37	
Total Outstanding Dues	\$ 2414.41	
CD starting Balance 03-2024	\$ 85,000.00	

IV. Old Business.

A. Delinquent Accounts. There are still two accounts in arrears. Chris Downing at 31 Navajo Trail has a lien in place (\$1975.75). Christie Pacheco, 14 Cherokee Lane, was sent a general reminder that if balance (\$475.12) was not paid by May 31st it would go to small claims court. Small amounts owed (\$26.75) that are due to interest not paid when balance was.

B. C&R Violations. There were no reported C&R violations since last meeting. Bryant Guerin, 9 Old Mill Rd questioned the problem with speeding and how it could be remedied. Discussion pursued with no viable solution. There was concern expressed over prospect construction at the corner of Navajo Trail and Aztec Drive as there is no site plan submitted and the debris from the trees needs to be removed.

C. Emergency Access/Management Plan. Greg Howard said that he had talked with Carl Huddleston, Fire Chief for District 3 in Ossipee. However, Dana Cullen, Emergency Management Officer, Ossipee has not responded to email due to death in the family. There has been no forward progress.

D. 2025-26 Budget Review. The proposed budget for coming year has our legal expenses line item decreased as we have not had to file any motions. Liability insurance is increased by \$100 and it is proposed our bookkeeper line item be increased by \$400. The assessment is expected to remain at \$838. It was moved by Shawn Lane and seconded by Sue Kraynak that the proposed budget be accepted. Motion passed.

E. Annual Meeting. Annual meeting is June 7th at 25 Navajo Trail. Aviation will meet at 10 am, followed by lunch, and the Windsock Village annual meeting at 1 pm. Members signed up to help.

V. New Business.

A. Speeding Revisited. All the various solutions explored in the past were revisited but a viable solution was not found.

VI Public Comment. It was reported that a belligerent stranger from the triplex on Apache Lane gave Chris Buerk a difficult time /cwhen Chris informed the stranger that the run way is not for loitering.

A question was asked about the community being able to do something like have a community wide tag sale/flea market in the gazebo area.

Motion to Adjourn was made by Sue Kraynak and seconded by Chuck Waldo. Motion passed.

Adjourned at 7:36 pm. Next meeting June 17th via Zoom.

Respectfully submitted,

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

Secretary