

**Windsock Village Property Owner Corporation Meeting**  
**Tuesday, June 17, 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      Kathy Jacobs      Shawn Lane  
Chuck Waldo      Ann Cady      Mary Andrew      Chris McNeveich      Bryant Guerin (guest)

**II. Approve minutes May 20, 2025, meeting.** It was moved by Sue Kraynak and seconded by Chuck Waldo to approve the minutes as corrected and amended. Motion passed.

**III. Treasurer's report.** The Treasurer's report from the Annual Meeting was reviewed and accepted. It was reported that the CD was being rolled over on June 18<sup>th</sup>. APR is slightly lower than in the past: 4.02% APR and as in the past it is for 5 months.

Report as of 5/31/25

|                        |              |
|------------------------|--------------|
| Money Market Account   | \$ 13,602.41 |
| Checking Account       | \$ 44,169.14 |
| Certificate of Deposit | \$ 85,000.00 |
| Dues Credit Balance    | \$ 16.98     |
| Total Outstanding Dues | \$ 938.00    |

**IV. Old Business.**

**A. Delinquent Accounts.** There is only one account from 24-25 fiscal year still in arrears: Chris Downing, 31 Navajo Trail which has a lien in place (\$1975.75). This past year was the second year where no owners were taken to small claims court. Assessments that are late after July 12<sup>th</sup> will be charged 18%.

**B. C&R Violations.** There were no reported C&R violations since last meeting. However, it was mentioned that 31 Navajo Trail needs the yard and grounds cleaned up. There is debris and hangar equipment that needs attention. Tom Huckman offered to address the situation with owner.

**C. Emergency Access/Management Plan.** Greg Howard said that he'd had an appointment with Carl Huddleston, Fire Chief for District 3 in Ossipee, regarding the emergency fire lane and recommendations for homeowners to make their property safer. After that meeting the plan will be presented to Dana Cullen, Emergency Management Officer, Ossipee. The community will then be provided education as to the need for a plan.

**D. Annual Meeting.** Annual meeting was held June 7<sup>th</sup> at 25 Navajo Trail. A quorum was present. There was some discussion regarding the possibility of having both Aviation and Windsock meetings in the morning but no decision to change from current plan was made. Kathy Jacobs was elected to fill the position vacated by Kevin Roll and Shawn Lane was elected to fulfill the last two years of the position he was appointed to last year.

**V. New Business.**

**A. Speeding Revisited.** Bryant Guerin, 9 Old Mill Rd, expressed his concerns over excessive

speeding by some vehicles in the Village. The various alternatives for being able to remediate the problem were discussed with consideration for effectiveness and costs. Bryant volunteered to research temporary speed bumps that could be installed in the spring and removed in the fall/winter. A suggestion was made that possibly individuals would be willing to donate towards the expense. A motion was made by Tom Huckman and seconded by Chuck Waldo that individuals be allowed to invest in the procurement of not more than 4 temporary speed bumps. Shawn Lane, Bryant Guerin, and Tom Huckman volunteered to assist with the installation.

**VI Public Comment.** Bryant Guerin, also made the board aware of a stranger who appeared to be scoping out his property while asking to use the restroom, and then who disappeared into the storage business across Ossipee Lake Rd. Bryant then investigated, locating the individual's vehicle, researching ownership and learning the owner was a convicted sex offender from Massachusetts but hangs out in Wolfeboro at times. Bryant shared a photo of the individual and his vehicle so that the community could be on the alert should he reappear in the neighborhood.

Motion to Adjourn was made by Ann Cady and seconded by Sue Kraynak. Motion passed.

Adjourned at 7:33 pm. Next meeting July 15th via Zoom.

Respectfully submitted,

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

Secretary