

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

**Meeting was called to order at 6:35 pm by Greg Howard, President**

**I. Attendance**

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

**II. Approve minutes June 17, 2025, meeting.** It was moved by Chuck Waldo and seconded by Mary Power to approve the minutes as written. Motion passed.

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

Report as of 7/13/25

Money Market Account	\$ 28,216.88
Checking Account	\$ 107,100.29
Certificate of Deposit	\$ 90,256.36 <i>as of 6/30/2025 maturity 11/18/2025</i>
Dues Credit Balance	\$ 13.63
Total Outstanding Dues	\$ 33,292.13

**A. Delinquent Accounts.** There is one property, 11 Navajo Trail to be liened, which has been taken by HUD.

**B. C&R Violations.** There were no reported C&R violations since last meeting. However, Tom Huckman volunteered to speak with owner of 31 Navajo Trail, Chris Downing, about cleaning up yard and grounds. Greg Howard indicated that he would speak to Matt and Jamie Hamm about cleaning up the debris on their property at the corner of Aztec Lane and Navajo Trail. C&R reviewed in relation to other situations.

**C. Emergency Access/Management Plan.** Greg Howard said that he'd met with Carl Huddleston, Fire Chief for District 3 in Ossipee, regarding the emergency fire lane. Suggestion was to put gates at both ends with combination locks, combinations known by those with a need to know and have it labelled "emergency egress only". The need for locks was questioned by Greg Howard. Another suggestion was to leave as is with no signage. A meeting is planned with Dana Cullen, Ossipee Emergency Manager and Adam Riley, forest fire warden, regarding hazards on private properties. It was also suggested that the aviation notification system be used for notifying the community in case of emergency. The community will then be provided education at a First Saturday gathering as to the need for a plan.

**D. Speeding Revisited.** A plan was considered for installing light-weight speed bumps in the village to slow vehicles down. They are priced at \$150-\$200 per speed bump. They would need to be rubber as plastic would not hold up. It was felt that 2 six foot speed bumps would be sufficient. With rocks placed along the shoulder to prevent by-passing the bumps. The speed bumps would involve recurring costs. Other suggestions offered were to obtain a \$13k-\$14k solar powered flashing 25 MPH sign; consider rumble strips and place a sign that says camera in use. Ted Roberts requested no action be taken until next annual meeting.

V. **New Business.** None

VI **Public Comment.** None

Motion to Adjourn was made by Chuck Waldo and seconded by Mary Power. Motion passed.

Adjourned at 7:31 pm. Next meeting August 19th via Zoom.

Respectfully submitted,

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

Secretary