

**Windsock Village Property Owner Corporation Meeting  
Tuesday, July 16, 2024@ 6:30 PM Via Zoom**

**Meeting was called to order at 6:37 pm by Greg Howard, President**

**I. Attendance**

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

**II. Approve minutes of June 18, 2024, meeting.** It was moved by Tom Huckman and seconded by Chuck Waldo to approve minutes as presented. Motion passed.

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

Money Market Account	\$ 13,602.58	
Checking Account	\$ 89,029.84	plus \$18,863.47 deposits in progress not reflected in current balance
Certificate of Deposit	\$ 85,000.00	
Total Outstanding Dues	\$ 33,643.55	

**IV. Old Business**

**A. Delinquent Accounts.** Greg Howard reported that there was only one delinquent account from 2023 which is 31 Navajo Trail. If it remains unpaid after July owner will be in arrears for both years. After the end of July, any unpaid 24-25 assessments will be delinquent and assessed a late fee.

**B. C&R Violations.**

1. It was reported by Ann Cady that Jonathan Smith, Zoning Officer for Ossipee had visited two properties on Old Mill Road, at her suggestion, while he was there to inspect her AirBnB STR. At 14 Old Mill Rd he determined there were seven unregistered trailers present. He spoke with resident regarding need to get them registered. Resident reported they were mainly property of a family member that does not reside there. He also visited 17 Old Mill Road to assess the situation on the utility right of way. He spoke with the owner and determined there was not a zoning issue.
2. Concern was also expressed by the board regarding other potentially unregistered vehicles that are located at 23 Old Mill Road, 24 Old Mill Road (RV), 9 Apache, and 11 Cherokee.

**C. Speed Control.** There continues to be concern about speeding vehicles in the Village.

Greg Howard mentioned that Carl Tyler thought he might be able to make a flashing sign. Greg said he would check in with Carl.

**D. Vandalism.** Ann Cady reported having spoken with the 5 Old Mill Rd owner about whether she had any outside security cameras that might have recorded the incident that knocked down the little library in the gazebo area. Although the owner does have outside security cameras, they are not positioned to view that particular area. A discussion followed about the possibility of installing a motion detection camera and light. Greg Howard was going to consult with Chip Johnson regarding the matter.

**V. New Business.**

**A. Fly-in.** The August 17<sup>th</sup> fly-in is sponsored by Nick and Pat Ananias in Soaring Heights but all board members of Windsock Village are encouraged to help where they can.

**VI. Public Comment.** None.

Motion to adjourn made by Chuck Waldo and seconded by Tom Huckman. Motion passed. Meeting adjourned at 7:10 pm. Next meeting is September 17<sup>th</sup> at 6:30 pm via teleconference

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ann D. Cady". The signature is fluid and cursive, with a prominent initial "A".

Ann D. Cady, Secretary