

Windsock Village Property Owner Corporation Meeting
Tuesday, October 21, 2025@ 6:30 PM
Via Zoom

Meeting was called to order at 6:31 pm by Greg Howard, President

I. Attendance

Greg Howard Tom Huckman Sue Kraynak Chuck Waldo Ann Cady
Kathy Jacobs Mary Power Guest: Bryant Guerin

II. Approve minutes September 16, meeting. It was moved by Chuck Waldo and seconded by Sue Kraynak to approve the minutes as presented. Motion passed.

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

Report as of 10/18/2025

Money Market Account	\$ 28,218.18
Checking Account	\$133,738.25
Certificate of Deposit	\$ 90,256.36 <i>as of 6/30/2025 maturity 11/18/2025</i>
Dues Credit Balance	\$ 21.46
Total Outstanding Dues	\$ 12,223.15

CD starting balance \$85,000 03/2024

Outstanding Properties: 15 Captains Way; 14 Cherokee Lane; 11, 16, 24, 31 Navajo Trail; 17,18, 22, 58, 66 Old Mill Road; 20 Pine Lane.

IV. Old Business

A. Delinquent Accounts. Those owners still having balances at the end of the month will receive letters regarding overdue payment and the need to set up a payment plan.

B. C&R Violations. Matt and Jamie Hamm, owners of the lot at the corner of Navajo and Aztec need to have a site plan before they start any construction. Tom Huckman reported that he had talked with Matt about the debris on the property and it is Matt's desire to burn the debris. Greg Howard indicated he would talk to them.

C. Speeding Revisited.

1. Greg Howard reported that the Ossipee Chief of Police indicated the speed sign could be brought to Windsock Village in the next couple of weeks. It was reported that the town's sign can provide data on the number of speeding offenders.

2. Ann Cady reported on having researched speed signs and traffic calming speed bumps, humps and tables. She recommended that members review information at TrafficLogix.com to familiarize themselves with traffic calming alternatives. Traffic Logix has a radar sign that could provide significant data on speeders. She offered to approach the company for pricing for one.

3. Bryant offered to get a sign and park it at his home. He expressed the opinion that a sign would not have a permanent impact.

4. Mary Power offered to get a sign and safety vest and stand in the gazebo parking lot area in the morning and afternoon to remind drivers of the speed limit and to slow down.

D. Trunk or Treat. Trunk or Treat is still scheduled for 4 pm, October 26th, at the Gazebo.

E. Windsock Village Website. Ann Cady reported that she and Chuck Waldo had not had the opportunity to meet yet regarding updating the website. She also reported that Google had notified us that because we were not using our Google phone they would close the account if it was not used or updated within 30 days of message.

F. Emergency Management Plan. Ann Cady requested update on the emergency management plan that had be deemed needed after the April snow storm that closed access to Windsock II. That project is still open. The forest fire management officer indicated that some trees might need to come down.

V. New Business.

A. Plowing Contract. The 3-year plowing contract with GW Brooks has been signed and preparation for winter is ongoing.

VI. Public Comment. None

Motion to Adjourn was made by Chuck Waldo and seconded by Mary Power. Motion passed. Adjourned at 7:32 pm. Next meeting November 18th via Zoom.



Respectfully submitted, Ann Cady Secretary