

Windsock Village Property Owner Corporation Meeting
Tuesday, November 18, 2025@ 6:30 PM
Via Zoom

Meeting was called to order at 6:30 pm by Greg Howard, President

I. Attendance

Greg Howard	Tom Huckman	Sue Kraynak	Chuck Waldo	Ann Cady
Kathy Jacobs	Mary Power	Chris McNevech	Shawn Lane	

Guests: Bryant Guerin, Kristi Jones, Andy Jones, Linda Noyes, Matt Ham

II. Approve minutes October 21, 2025 meeting. It was moved by Chuck Waldo and seconded by Sue Kraynak to approve the minutes as written. Motion passed with one abstention.

III. Treasurer's report. It was moved by Sue Kraynak and seconded by Shawn Lane that the Treasurer's report be accepted as presented. It was reported that the CD had been renewed for five months at 3.9%.

Report as of 10/18/2025

Money Market Account	\$ 28,218.62
Checking Account	\$135,248.56
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	\$ 13,131.73

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 who still have not made a payment or submitted a plan by the end of the month will receive a letter informing them of the intention to take them to small claims court.

B. C&R Violations. The contractor at 35 Old Mill Road will be contacted regarding the construction debris that needs to be removed. Tom Huckman offered to talk to the contractor. The owner at 9 Old Mill has indicated that he would move the burned out vehicle back from the road and cover it with a tarp until such time his insurance says he can remove it.

C. Speeding Revisited.

1. Greg Howard provided a history of the speeding issue back to May of this year and reviewed potential solutions. The board has considered speed bumps, humps and tables. The Chief of Ossipee PD was contacted about a temporary loan of one of their speed detection signs which provide limited data of number of vehicles and speed but has not provided it yet. Greg indicated that if he did not receive an answer from the PD he would approach the select board to get permission.

2. Bryan Guerin explained his history with trying to get the board to take action. To that end he rented a sign that was located near the road on his property at 9 Old Mill Rd where it could monitor incoming traffic. The presence of his sign resulted in a decrease of speed with the average being about 30 mph and there's been an increase in the awareness of drivers regarding their own speed,

3. Linda Noyes spoke to the issue of unleashed dogs and the safety of walkers along the road. (the state of NH and the town of Ossipee have leash laws but allow for unleashed dogs that are under voice control.). She also agrees that there is a speeding problem including on Captains Way where drivers use the road as a short cut between Navajo Lane and Old Mill Road via Captains Way and Aztec Drive. She would like speed bumps.

4. Ann Cady shared about the signs available through Traffic Logix that would provide more data than just number of cars and speed. Part of our issues is that the board is limited in what consequences could be imposed by the board and on whom. The board really has no leverage at present.

5. Andy Jones spoke to the need for something not only at the entrance to the village but also at the other end of Old Mill Road where there is also a speeding problem. Kristy Jones concurred that we need not just a sign but signs.

6. Mary Power explained that she did not follow through on her offer to stand in the gazebo parking lot to slow speeders down as the sign at 9 Old Mill Road had been put in place before she arrived.

7. Greg Howard asked for the community's help in educating our neighbors and getting their support for our efforts to improve the safety of our roads. Chuck Waldo encouraged us to not give up on getting a sign.

8. Mary Power suggested we send out a letter and made the following motion: Move that the board send out an informational mailing regarding the ongoing speeding issue in Windsock Village and request input from the owners. Motion was seconded by Chuck Waldo and passed.

9. Chris McNevich made a motion to allocate funds to purchase speed monitoring equipment once selected. Seconded by Mary Power and passed. No dollar amount was stipulated.

10. Tom Huckman moved that the board accept the portable radar sign on loan as offered by Bryant Guerin. Motion seconded by Sue Kraynak and passed.

D. Windsock Village Website. Ann Cady reported that she and Chuck Waldo had met and Chuck had edited the home page so that each association has its own email listed so that interested persons can contact directly rather than inquiries for all three associations coming to one email. She also reported that the Google phone number with voice mail had been deactivated by Google due to lack of use. Editing and updating are ongoing.

V. New Business. None

VI. Public Comment. Ann Cady questioned whether there has been any conversation with the Aviation Association regarding emergency plans outlining under what circumstances and where vehicles could exit across or along the runway should the need arise or how we could quickly notify owners of an emergency or need to evacuate. The answer was no planning has been done Windsock or Aviation.

Motion to Adjourn was made by Chuck Waldo and seconded by Mary Power. Motion passed.
Adjourned at 7:50 pm. Next meeting December 16th via Zoom.



Respectfully submitted, Ann Cady Secretary