

**Windsock Village Property Owner Corporation Meeting**  
**Tuesday, December 19, 2024@ 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	Kevin Roll	Chuck Waldo
Ann Cady	Shawn Lane	Chris McNeovich	Mary Andrew	

**II. Approve minutes of December 19, 2024, meeting.** It was moved by Chuck Waldo and seconded by Mary Andrew to approve the minutes as written. Motion passed with one abstention by Chris McNeovich.

**III. Treasurer's report.** There are three accounts having made no payment and no contact regarding payment. Two owners have banking issues. Motion was made by Shawn Lane and seconded by Sue Kraynak to accept the treasurer's report as presented. Motion passed.

Money Market Account	\$ 28,213.88	
Checking Account	\$105,624.89	
Certificate of Deposit	\$ 86,789.59	As of 08/18/2924
Total Outstanding Dues	\$ 6,524.24	
Dues Credit Balance	\$ 49.46	

**IV. Old Business.**

**A. Delinquent Accounts.** It was noted in the Treasurer's Report that 3 owners have made no payment or no contact: Mark Woodruff (17 Old Mill Rd), Jeffrey Larocque (18 Old Mill Rd), and Ann-Marie/Michael Ward (15 Captains Way). If no payments made by January, owners will be notified they are being taken to small claims courts and if not paid in full by May 31st they will be charged interest. Discussion followed regarding raising interest rate of 12% to rate similar to credit cards to make more punitive. There is a lien on 31 Navajo Trail.

**B. C&R Violations.** A concern was received from residents on Cherokee Lane about 11 Cherokee Lane where they believed a business was being conducted by owner involving SkiDoo and snowmobiles. Greg Howard investigated the situation and determined the owner is a collector and has no business at the property.

**C. Motion Light-Front Common Area.** Greg Howard thanked Chip Johnson, Chuck Waldo, and Tom Huckman for installing a motion-detecting light and outlet on the gazebo at the Windsock Village entry and parking.

**D. Maintenance.** Tom Huckman was thanked for the ongoing maintenance with removing overhanging branches which will provide more sun on the road after snows.

**V. New Business.** None.

**VI. Public Comment.**

Ann Cady brought up the issue of proper display of the American flag. The US flag at 9 Old Mill Rd is improperly displayed with the Trump flag have position precedence over the US flag. Additionally, there are other flags being displayed inappropriately in our neighborhood, according to the US code for flag display and etiquette. She suggested we send an information letter to all residents. Greg Howard suggested we present the information at the 2025 annual meeting so that no one felt singled out. Tom Huckman offered to speak with the owner at 9 Old Mill Rd about display of US with other flags.

Sue Kraynak mentioned there was an accident near miss between a car and a truck at the intersection of Navajo Trail and Old Mill Rd. The truck was making a left turn, going too fast, and was cutting the corner not seeing an oncoming car from Navajo Trail.

Motion to Adjourn was made by Sue Kraynak and seconded by Chuck Waldo. Motion passed. Adjourned at 7:28 pm. Next meeting February 18<sup>th</sup> via Zoom. Greg Howard asked for someone to act as moderator in his stead if he is unable to be present due to the pending birth of grandchildren. Mary Power volunteered.

Respectfully submitted,

Ann D. Cady, Secretary