

**Windsock Village Property Owner Corporation Meeting**  
**Tuesday, December 16, 2025@ 6:00 PM**  
**In-person and via Zoom**

**Meeting was called to order at 6:08 pm by Greg Howard, President**

**I. Attendance**

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

Guests: Sara Maclean

**II. Approve minutes November 18, 2025 meeting.** It was moved by Chuck Waldo and seconded by Sue Kraynak to approve the minutes as written. Motion passed.

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

Report as of 12/2025

Money Market Account	\$ 56,054.01
Checking Account	\$108,466.12
Certificate of Deposit	\$ 91,625.03 <i>as of 11/18/2025 maturity 05/18/2026</i>
Dues Credit Balance	\$ 21.46
Total Outstanding Dues	\$ 7,715.44

CD starting balance \$85,000 03/2024

Outstanding Properties: 15 Captains Way; 14 Cherokee Lane; 11, 24, 31 Navajo Trail; 17, 18, 22, 58, 66 Old Mill Road; 20 Pine Lane. Two properties have liens. Four properties have made no payment.

**IV. Old Business**

**A. Delinquent Accounts.** There have been no small claims court filings this year. That will not occur for this year's delinquencies until February 2026 if no effort made to pay or set up payment plan.

**B. C&R Violations.** There has been a complaint about 9 Old Mill Road. The owner has not complied with his own statements about removing or moving it back from the road and covering the burned out vehicle. The owner at 35 Old Mill Road, Deb Perry, contacted the contractor working at the property and it was cleaned up.

**C. Speeding Revisited.** Greg Howard reported that Chief of Police Babbin indicated that the town's speed sign was available but considering the weather it is not feasible to place it at present. When weather is bad and roads are icy, people don't speed so placement will wait until road surfaces are normal again. The proposed location will be on Old Mill Road to the right of Apache Lane. The offer of using a sign on loan was considered not reliable enough. We want to be able to get the data on number of vehicles and how many were above the speed limit so we will continue to look for a sign that is appropriate for our circumstances. Sara Maclean thanked Greg for the history of the issue.

**D. Windsock Village Website.** Ann Cady reported no change.

**E. Emergency Management Plan.** One element of the plan has been implemented. Tom Huckman has plowed the emergency fire lane and pushed back the berms and the north end of the runway is accessible for emergency egress.

**V. New Business.**

**A. Street Light.** Greg Howard reported that Eversource finally replaced the street light across Ossipee Lake Road from the Windssock entrance. It was replaced with an LED and the cost of electricity is \$17/month.

**B. State of New Hampshire 2025 Nonprofit Reporting.** Greg Howard reported that the annual report for the state has been filed and a check sent.

**VI. Public Comment.** Ed Merrill has filed a garage site plan on 3 Apache Lane.

Motion to Adjourn was made by Chuck Waldo and seconded by Sue Kraynak. Motion passed. Adjourned at 7:50 pm. Next meeting February 17th via Zoom.

Respectfully submitted,



Ann D. Cady