

2025 WINDSOCK VILLAGE PROPERTY OWNERS CORPORATION ANNUAL MEETING – Minutes

June 7, 2025 1:00 PM

25 Navajo Trail

1. Certification of Notice. The President called the meeting to order at 1:00 pm. The Secretary reported notification of meeting sent the required two weeks before meeting date.

2. Establishments of Quorum. Secretary verified quorum established with 44 voting members being present. Although not contributing to quorum there were 7 proxies covering 11 properties.

3. Review of minutes of 2024 Annual Meeting. It was moved by Bob Pustell and seconded by Tom Huckman that the minutes be accepted as written. Motion passed.

4. Report of the President.

A. Greg Howard introduced and thanked for their service, Jen Huckman, our bookkeeper and all board trustees present: Ann Cady, Mary Power, Tom Huckman, Sue Kraynak, Shawn Lane, Kevin Roll, and Chuck Waldo. Trustee Chris McNevech was unable to attend. He also thanked Mary and Tim Power for hosting the meeting and potluck in their hangar, as well as Diane Sullivan and Sue Oakman for their efforts in maintaining the beautiful flower beds around the Windsock Village sign at the entry way into the village.

B. Greg then explained the responsibilities of the Board, most important of which are serving as a fiduciary for the Corporation and managing the assets of the community for the good of the community. The Board also manages year round road maintenance that includes clearing of debris; and enforcing compliance with the Covenants and Restrictions (C&R) through setting fair time-limits on correcting violations, giving three chances and following through with liens against a property as a last resort. He also reminded owners that they are reminded they have to have a site plan approved by the Board before construction can begin.

C. In an effort to be proactive and in response to the crisis occurring during the April snow storm, the President reached out to the Fire District Chief and the Ossipee Town Emergency Management Officer requesting an assessment of the Village and the potential need for a formal Emergency Management Plan. (To recap the crisis, a tree branch broke and in falling took out a utility pole and power lines all the while blocking Old Mill Road, prohibiting any traffic from coming into or going from the Windsock II area of the Village.)

5. Report of the Treasurer. It was reported by Mary Andrew that WVPO paid off the paving loan in the fall. The funds that went towards paying off the loan have been set aside for future major expenses so that increases to the annual assessment can be avoided. Assessment for 2025-2026 remains the same at \$838. There was a question raised regarding number of owners versus number of properties and how they are assessed. However, it was explained that assessment of properties is outlined in the C&Rs and cannot be changed, under the law. It was

moved by Sue Kraynak and seconded by Chuck Waldo to accept the report as presented. Motion passed.

Report as of 5/31/25

Money Market Account	\$ 13,602.41
Checking Account	\$ 44,169.14
Certificate of Deposit	\$ 85,000.00
Dues Credit Balance	\$ 16.98
Total Outstanding Dues	\$ 938.00

6. Presentation and consideration of the Budget.

A. The President explained the assessment process and reviewed budget items. He also stressed that the board has tried to keep the assessment stable at \$838. We now have 120 owners. The President reminded the owners that the paving loan would be paid off in the fall and that the board intended to put the funds that would have gone towards the loan, into a reserve account for future paving needs. There was some discussion on that rationale versus lowering the assessment and/or spending it on other line items. There were also questions about our plowing contract but it was stressed that if we were to decide to change, we could end up with no contractor. The vote on the budget was deferred until after New Business.

B. Susan Oakman, who has assisted Diane Sullivan with the beautification of the community entry, requested an increase in the community enhancement line item. She was requested to develop a plan with a projected cost and submit it to the Board. Without a plan and estimate no increase could be made. However, funds could be found within the budget for improvements without increasing the line item. There was also discussion regarding the amount of funds being set aside for future capital expenses. Outcome was that it is better to set aside funds yearly and keep the assessment stable, than to lower the assessment and later have to significantly increase it or have a special assessment to cover the capital expense.

7. New Business.

A. Future Annual Meeting Times. A discussion arose surrounding a suggestion that annual meeting times be changed to earlier more convenient times rather than the meetings extending into the afternoon. It was proposed that both property owner meetings be held at 9:30 am and the aviation meeting could then be held at 11am leaving the afternoon free. The discussion was closed with no action being taken but it was suggested that the acceptability of changing time be investigated.

B. Sue Kraynak presented two Welcome Buckets to the new owners at 50 Old Mill Road and 25 Old Mill Road.

8. Final approval of Budget. Prior to the vote on the budget, lengthy discussion ensued about the emergency egress between Apache Lane and Captain's Way which had not been kept

plowed. Its impassability contributed to a debacle regarding damage to the runway because drivers needing to get into the Winsock Village II section of the Village drove along the edge of the not completely frozen runway. Point being questioned was whether funds needed to be budgeted to rectify the situation in the future. No motion was made in regards to that question. It was moved by Bob Pustell and seconded by Mary Power to approve the budget as presented. Motion passed.

9. Election of Trustees.

A. There were three three-year terms expiring, Greg Howard, Tom Huckman, and Kevin Roll. Greg Howard, Tom Huckman, and Kathy Jacobs were nominated for those three-year terms. Shawn Lane was nominated to complete the remaining two years of a three-year term to which he was appointed for one year at the June 2024 Board meeting. The 2024 annual meeting left a trustee vacancy. It was moved by Glen Morey and seconded by Chuck Waldo that the Secretary cast one vote for the slate of nominees. Motion passed.

10. Flag Etiquette. Ann Cady commented on the number of flags in our community that are not cared for or hung with respect as is outlined in the U.S. Flag Code. She purchased copies of the American Legion's Handbook outlining the proper care of the U.S. Flag that attendees can take home.

11. Other Discussion. A suggestion was made by an owner that the Gazebo and community bulletin board trims needed to be painted. A volunteer was found.

Motion to adjourn was made by Lou Berube and seconded by Brad Drown. Motion passed.
Meeting adjourned at 2:35 p.m.

Respectfully submitted



Ann D. Cady, Secretary