

Windsock Village Property Owner Corporation Meeting
Tuesday, May 19, 2026 @ 6:33 PM
via Zoom

Meeting was called to order at 6:41 pm by Greg Howard, President

I. Attendance

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

II. Approve minutes April 18, 2026 meeting. It was moved by Sue Kraynak and seconded by Chuck Waldo to approve the minutes as written. Motion passed.

III. Treasurer's report. It was moved by Shawn Lane and seconded by Sue Kraynak that the Treasurer's report be accepted as presented. Motion passed

Report as of 05/10/2026

Money Market Account	\$ 56,058.25	
Checking Account	\$ 62,058.27	
QB Balance – Checking	\$ 54,895.33	checks not yet cleared
Certificate of Deposit	\$ 93,082.36	as of 04/28/2026 matures 09/18/2026
Dues Credit Balance	\$ 41.67	
Total Outstanding Dues	\$ 5,366.53	

CD starting balance \$85,000 03/2024

Outstanding Properties: 11, 24, 31 Navajo Trail; 18 Old Mill Road. Two properties have liens.

IV. Old Business

A. Delinquent Accounts. Jeff Larocque, 18 Old Mill Rd, still owes \$970.72 He was reminded that he must pay not later than May 31 or risk being taken to court and has to pay the \$90 filing fee. He had committed to paying after tax return came in. Joyce Latham, 24 Navajo Trail owes \$52.90, balance being rolled into FY 26-27. Chris Downing, 31 Navajo Trail owes \$3,327.71 and has a lien on his property. Greg Howard reported personally delivering the assessment invoice to Chris. 11 Navajo Trail, still owes \$1,015.20 and has a lien on it.

B. C&R Violations. The property owners mentioned regarding possible complaints of non-compliance with C&R are:

- a. Matt and Jaime Ham have no issues with their property on Navajo and Aztec and are in construction phase.
- b. Chris Downing, 31 Navajo Trail is around and continues to have the issues with unregistered vehicles and other equipment in the yard.
- c. Mark Attarian has possible unregistered vehicle..
- d. Curtis DeWitt, Old Mill Rd, still has not provided a current registration on his motorhome.
- e. Swanke, 7 Old Mill Rd, still have a pile of stuff at the back corner of his property.

C. Speeding Revisited. The speed monitoring sign from the town has been picked up. The officer in charge was unsure as to whether any data collected was retrievable and whether if it was, it was only Windsock data. Greg was going to follow-up with police department. It was mentioned that the town

of Madison had speed signs and it was suggested the board check with the town to see if they collected data.. Tom Huckman indicated that he will update costs.

D. Windsock Village Website. Ann Cady reported web site up to date with all meeting minutes being posted and accessible.

E. 2026-2027 Budget. Budget this year for snow removal we exceeded our budgeted amount. A discussion was had regarding whether to take funds from the resurfacing line item to pay for increased snow removal costs or to increase the assessment to \$875. No motion was made. Decision will be made at annual meeting.

V. New Business.

A. The annual meeting is scheduled for Saturday, June 6th with property owners meeting in the morning and aviation after our traditional potluck for lunch. It is to be held at Mary and Tim Andrew's hangar, 25 Navajo Trail. We have three board positions up for election, Sue, Mary, and Chris. Sue is stepping down, Mary and Chris have agreed to stay on for another term. Mary indicated that the PortaPotty had been ordered. Sue Kraynak indicated that there were three welcome buckets prepared for new comers. Other board members volunteered other items needed.

B. There were questions as to whether Diane Sullivan would continue to help maintain the flower bed at the entry to the village now that Frank has passed. There was mention of the Celebration of Life for Bruce Hutchings on July 28th.

VI. Public Comment. .None.

Motion to Adjourn was made by Chuck Waldo and seconded by Sue Kraynak. Motion passed. Adjourned at 7:18pm. Next meeting, June 16th via Zoom.

Respectfully submitted,



Ann D. Cady