

Monday January 14th

Meeting Minutes

In attendance: Billy Page, John, Gary, Ed Cherie, Raven, Charlotte and Laurie

Guest: Daniel Smith possible new attorney for Windy Acres Cooperative

Discussion on demolishing Robbie and Donnas' home. Town has given the park permission to take it down and dispose of it.

Gary F: Discussed refinancing options—CDBG we more than likely have too much funding in the bank to borrow from them. We have a large amount of equity built up that we could use to repair some infrastructure issues. Need more lighting, roads need to be corrected, driveways need to be fixed.

Capital Mgmt: 6.25% interest rate-Community improvements, need to have a project in mind and costs should be outlined. Need to get estimates on the repairs ASAP so they can be submitted with loan application. Need roughly \$500k in repairs.

Raven proposed borrowing more money to cover the cost of the repairs however Gary doesn't feel we can do this without increasing the park rent again.

Need good numbers to approved the members of Windy Acres at next annual meeting. We cannot make these changes if people are not on board. People need to start being more cooperative and interested in what takes place here, and not just complaining all the time. It will take all of us working together to make change happen.

Nick is no longer VP of Windy Acres Coop and has been evicted. VP position is up for vote in June, Billy Page has agreed to step in as interim VP. Ed proposed a motion for Billy to move to VP position, Cherie seconded the motion. 4-0 vote for Billy to become VP.

Looking for candidates of Director positions. Ed to try and move maintenance away from Nancy ,and give to John. John could possibly be maintenance director at some point. Need to get list of maintenance issue for this upcoming year and get some budgetary numbers together. (Mailboxes, pump house, driveways, retaining wall for the hall, and new bus depot for the kids.

Meeting with possible new attorney on January 25th (Lisa Wellman), she has Corporate Law experience.

Notice of Lot increase has been sent to Lot 24. He will need to comply or he could be evicted for non-payment of rent.

Park tractor is available for usage by qualified individuals. If tractor is being used for your own personal use, please be respectful and put some gas in it. It is not the parks responsibility to replace the gas if the tractor is used for personal use. Please be considerate to those on the tractor if you stop them and ask them to snow plow your driveway. Give them a couple bucks for gas. They are not required to plow your yard as everyone in here is VOLUNTEERING their time.

Will be putting snow blower on small lawn tractor for those are not able to drive the big tractor the small one will be available. The last person to use either piece of equipment is responsible for any damages incurred. If something happens it needs to be reported right away, not just put away. Frenchie's home has been sold to Harold and Mary Stone via quick claim deed for the sum of past due rent.

Lot 27 has frozen up. Could not be winterized as we were told they needed power to the home. Left back sliding door wide open. Ed found it and closed the home up properly. Gary F to look into whether anything was done as far as winterizing.

We will need to repair pump 3 on the well. Valve check is no good.

Meeting adjourned 8:40 pm

