

## **PINECREST PROPERTY OWNERS ASSOCIATION**

### **ANNUAL MEETING, May 2, 2010**

**Meeting time and place:** 2:00 pm, at the Lodge.

**Attending:** Kevin Hazel, President; Jon Marcinkiewicz, Treasurer; Bob Cronin, Clerk; Deb Daly, Director; Jim Ellis, Associate; Walter Ducharme, Associate; B.J. Begin, Associate; Nancy Eichenberg, Associate, and twenty property owners.

**Review of the Minutes:** The minutes of the previous Annual Meeting (2009) were approved as written.

**Treasurer's report:** Jon Marcinkiewicz

Treasurer Marcinkiewicz gave his annual report and reminded members of the major yearly expenses for the PPOA: property taxes to the Town of Hubbardston, insurance for the PPOA property and the Lodge, and fuel oil.

Speaking for the Finance Committee, Walter Ducharme spoke to the "operating budget": expenses are about the same as last year and level funding is expected for next year.

**Motion to accept:** Walter Ducharme **Seconded:** Terry Peterson

**Vote:** Approved

**Dues:** The Finance Committee recommended the dues (\$150) and the fee (\$18) be kept at the present level.

**Motion to accept:** Kathy Airoidi. **Seconded:** Jeremy Ford

**Vote:** Approved.

**Finished business:** The following accomplishments of the past year should be noted: July Beach party, Halloween party, and the sledding party: all successful. Phase 1 dam inspections completed and submitted to DCR Office of Dam safety, new beach buoys installed, new alarm system installed at the Lodge, two new Lodge picnic tables built and donated by Boy Scouts, new Pinecrest logo created **and new entry signs built, and new Pinecrest coffee mugs made. A new and**

improved Pinecrest web site was initiated along with extensive updates to the Pinecrest data base, and the Policy and Procedure Manual is now up to date. Welcome packages have been distributed to new families.

B.J.Begin concluded her research into the options for the barn:1. Stabilization is no longer an option—money to do so is not to be found. 2. Demolition is costly and not cost effective. 3. Marketing of the property involves considerable expense and complications but has the potential of financial advantage to PPOA.

**New business:** Kevin Hazel mentioned the need for volunteers for numerous jobs. Donna Hazel will organize the July Beach party.

### **Announcements:**

\*New Associate Board Members are needed.

\*New Pinecrest coffee mugs are for sale.

\*Jim Ellis reminded members of the threat to the beach posed by the geese. Related matter: a new company will test the water every other week (\$40).

### **Upcoming events:**

\*Spring clean-up – May 15, 2010 (5/16/10 rain date.)

\*July Beach party –July 10, 2010 (7/11/10 raindate) volunteers needed!

\*Pinecrest Summer movie nights- Dates to be determined.

\*Fall clean-up – 9/18/10. (9/19/10 rain date.)

\*Halloween party? – October 2010? Pending volunteers

\*Sledding party?- pending volunteers –date to be determined. (As of this meeting Donna Hazel volunteered for the beach party and Randi Marcinkiewicz did so for the sledding party.)

### **Voting:**

Sale of Lot 135: (an affirmative vote gives the Board authority to proceed with the sale.)

**Motion:** Bob Cronin **Seconded:** Walter Ducharme

**Vote:** Approved. (17 for the motion, 1 opposed, 1 abstained)

**Motion:** To begin the marketing process for Cushman Barn –Brian Corner  
**Seconded:** Jim Ellis.

**Vote:** Approved. ( 18 for, 2, opposed, 1 abstained.)

(In a straw vote 21 were opposed to any demolition scheme.)

**Motion:** In the event that a bid is received for the barn that is less than \$75,000 any approval of the sale requires a vote at a special meeting of the PPOA.- Brian Corner. **Seconded:** Jim Ellis.

**Vote:** Approved. ( 18 for, 2 Opposed, 3 abstained.)

The assembled member chose two new PPOA Directors: Dave Blad and Bambi Azarian. The position of clerk will be filled at a later date.

**Other business:** Kathy Airoidi volunteered to record ownership of boats tied up at the beach in the event that owners need to be located.

**Adjourn:** 4:00 pm.

**Respectfully submitted,**

Bob Cronin

