

Wachusett Shores General Meeting

May 4, 2014 at the Pine Crest Lodge

3:00 PM

PPOA President Bill Homans called the meeting to order at 3:00.

Dennis Majikas provided some history of Wachusett Shores and the origin of the \$18 fee, explaining how the Pine Crest Property Owners Association came to be the legal entity with the authority to maintain the property and collect revenue to maintain it. Under the laws governing the Association the time has come after twenty years to renew the "Covenants." The list of covenants has been revised with the assistance of legal counsel to eliminate provisions that are out-dated or have been superseded by Hubbardston ordinances.

Bill Homans continued the discussion, explaining the need to change the fee situation to more effectively maintain the Pine Crest property. A general discussion developed concerning the legal issues concerning property liens. There was general sympathy to the view that the \$18 fee was too low. Some objected to the lack of timely legal opinion; others that the submitted opinion was too vague.

There was some discussion also on previous attempts to raise money. Attempts to sell land to the State were not successful. The barn was sold but the money obtained must be reinvested soon in the Association to avoid capital gains taxes.

Motion: Jim Ellis. To renew the revised covenants for another twenty years with the exception of the provision for the maintenance fee which will be open to revision every year. Seconded: Dennis Majikas. Motion passed.

(An amendment was offered to the above motion which would allow residents to raise chickens but not roosters; it did not pass.)

Motion: John Reardon. That the maintenance fee be kept at the original \$18 level. The motion did not pass.

Bill Homans invited a motion to raise the maintenance fee to \$68.

Motion: Mike Tobine. To raise the \$18 fee by \$50 to a total of \$68. Seconded: Cathy Airoidi.

(Kevin Hazel moved an amendment to eliminate a yearly vote on the fee but the motion was ruled out of order because a yearly vote had previously been approved.)

Motion: for a \$68 fee passed. No opposition.

Motion: Andy LeMoine. To request a legal opinion on the potential of lawsuits against the Association when the higher fee and the possibility of liens goes into effect. Seconded: Kevin Hazel. Motion passed.

Motion: Bruce Lareach. That the 20 year renewal in section 6 be changed to 10 years. Seconded: Kevin Hazel. (Again the motion was out of order because of the conflicting earlier vote; to insure fairness, Bill Homans allowed the vote.)

Motion: failed.

Motion: Rick Pizio. That 5 years expire before vote for a change. Seconded: Bob Brooks. Motion failed.

Motion: Cathy Airoidi. That the proposed new maintenance fee in any one year be sent out with the annual meeting notice—90 days ahead—every year with the budget details so it can be reviewed at the meeting. Seconded: Jim Ellis.

Motion passed.

Before the meeting was adjourned, PPOA President Bill Homans expressed his hope that eventually a two-tiered system would end and all would belong to one association.

Meeting adjourned, 4:45

Respectfully submitted,

Bob Cronin, Clerk

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