

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Sunday June 2, 2019 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Dennis Majikas, Bill Poudrier, Bob Brooks, John Day, Dave Blad, and 31 Property Owners.

Following the Social Hour, the

Meeting was called to order by Bill Homans @ 2:00 PM.

The Board reminds all residents that the monthly meetings are normally held on the first Tuesday of the month and are open to all PPOA property owners. Check the website, www.PPOA.info for any changes.

President Bill Homans thanked everyone for adjusting their schedules to attend the meeting normally held the first Sunday in May. He also expressed appreciation for all those volunteers on the board and others who helped out throughout the year in beach cleanups. There will be a Beach Party BBQ this summer on Saturday, August 25th. A welcome was also extended to the new home owners.

Bill Homans thanked the volunteers for the time and effort they put in.

Gail Orciuch for treasure's duty and database upkeep

Bill Poudrier for his help in updating the data base

Bob and Sherry Brooks for Lodge rentals

Bill Homans for plowing

Jay Began for mowing around the Lodge and upper play area on Pond

Eric and Carol Goodhart and for entry board decorating

Brendan Toupense, PPOA Webmaster

Jim Ellis for goose abatement and trail maintenance

Betty Ann Sharp for preparing the annual meeting slides

Jeanne and Lee Carter for researching lake maintenance firms

Minutes from 2018 Annual Meeting were reviewed by President Bill Homans. Dennis Majikas made a motion to accept; seconded by Kathy Airoidi and accepted by a unanimous vote.

Treasurer's Report ~ Treasurer, Gail Orciuch went over the complete PPOA annual Fiscal report ending in March 31, 2019. She showed the income going back to 2009. The last three fiscal years the income brought in was higher than

expenses. (the second time since 2012). The PPOA investment portfolio, managed by Edward Jones out of St Louis, with the local office in Gardner, finished \$16,994 higher than 2018 at \$229,839. That is the highest amount in the investment portfolio since 2009. In addition, cash and checking of \$16,736 brings the total amount of liquid assets to \$246,574.

Once again, the increase in cash income came about by the increased participation by all home owners and the continued diligent efforts by Gail Orciuch and Bill Poudrier. They kept close track of payments through the year. The Board appreciates the increase in participation. Even though there are some homeowners who do not take advantage of those amenities, by keeping the beach, lake and trails clean and overall maintained with fresh sand, it adds to their own home value when it comes time to sell and purchase a retirement villa in the south of France.

Kathy Airoidi asked the Board if there was a specific amount set aside in a Capital fund for emergencies. President Bill Homans said there was none, per se. But since the overall management of the fund is going well and the careful budgeting of expenses continues, there is no need to establish one specifically at this time.

Kevin Hazel asked the Board if consideration has been given to reinstall a raft in the Beach swimming area beyond the ropes. Bill Homans agreed that would be nice, but it was because of the liability cost it has not been considered.

The complete fiscal year's reports are on this website for the reader's review.

The Board has been conservative in the allocation of the funds which can best be describe as [passive as compared to active](#). That strategy has been a good one over the past two years.

A motion to accept the report was made by Jim Garrity and seconded by Kathy Airoidi, followed by a unanimous vote.

Old Business:

Liens: Yes, this is still "Old Business" The Board wanted to give everyone plenty of time to catch up. The Liens on properties that are in arrears for the mandatory annual fees going back to 2009 will be sent out after the June 2 annual meeting. Probably in July after a final list of homeowners is made. There will be an annual interest of 14% applied. All past due payments on both single-family homes and privately-owned lots are included in the Lien which will be processed at the [Worcester County of Registry of Deeds](#).

Lodge Water Source Repair: Because of the weather and busy schedules by everyone, the repair of the 700' water line from the well to the Lodge has been on hold, until the fall, schedules permitting. To keep the cost down some of the Board members with the equipment and expertise have volunteered to do part of the work. Last fall the source of the water line from the well to the Lodge was identified. People taking advantage of the Lodge for special family gatherings and other events, in the interim, are turning the pump on when using the Lodge and no difficulties have been reported. Nonetheless the Board regrets any inconvenience.

New Business:

Lake Maintenance ~ Prompted by Jim Garrity and others, the Board, with the help of Jeanne and Lee Carter, to research firms and find out the cost of hydro-raking portions of Cushman Pond. Prior to a slide presentation by Dennis Majikas Eric Goodhart read a short letter of encouragement from Jim Ellis to consider the process by which Solitude Lake Management could improve the pond's condition. Jim, who has done a great deal of maintenance on his own over the years, apologized for not being at the meeting.

The slide presentation can be reviewed on the website. There are still some differences about the use of chemicals. Both Jim Garrity and Paul Airoidi asked for more research to be done on the matter. Wyman Pond in Westminster was mentioned. Wyman's has a similar program for hydro-raking that shoreline owners can take advantage of. What they don't do anymore is mechanical harvesting which just cuts the tops and doesn't remove the whole plant. It was decided to do a survey of our pond. Jim Ellis suggested prior to the meeting that it might be best to know what weeds we have and how best to treat them (some weeds we might want to be more careful to not have them spread during harvesting by putting up barriers, but the Pond may not have those weeds). The survey would be \$2-3k more. To acquire the permits for doing the work would be around \$5,000.

PPOA Board Positions and New Directors: The current Board members whose two-year terms ended were all voted in for another two years. The Board welcomes three new PPOA Associates to the Board, Tim Humphrey, Lee Carter and the return of Bob Cronin.

Annual Mandatory Maintenance Fees ~ The Board suggested to keep the mandatory property owner maintenance fee at \$170/year. This will allow all property owners the use the beach, and lake for boating and fishing along with access to the vast hiking trails. There has been a welcomed increase in full membership and fee participation at \$170/year. If all property owners were to pay an amount that would cover the average annual budget of \$21,000 and not require dipping into the PPOA investment portfolio. The latter would then be held in reserve to grow over time for major projects that would be voted on by the entire PPOA community.

There have been passed concerns about the increase in fees. But the Board this figure would not ever be changed without a demonstrated need to do so and that a vote by ALL homeowners at the annual meeting would be needed to change it. The figure is not arbitrarily set or changed by the Board alone. It is the Board's responsibility to be fiscally responsible for the Association's portfolio and frugal in how money is spent.

In other words, the all-inclusive fee of \$170 that went into effect in the 2019 fiscal year will stay the same in fiscal 2020.

Annual Beach Party Bash ~ Reminder to all residents that there will be a BBQ and open invite to all residents of the PPOA on Saturday, August 24 from Noon on and BBQ at 1 PM. Side Dishes requested. The Board will try to purchase fresh sand for the beach prior to the event. It has been three years since the last time fresh sand was spread.

Dates to Remember:

Annual Beach BBQ Party: Saturday August 24th @ 1 PM on....

Fall Beach and Trail Clean up: September 14th

Motion to end the meeting by Bob Brooks and 2nd by Bill P. Meeting concluded at 3:52 PM followed by another social hour and clean-up.

Submitted by Eric Goodhart, Clerk (978) 820-1295