

# PPOA Monthly Board Meeting Minutes

**APRIL 10, 2012; 7:00 pm; PPOA Lodge**

**Meeting called to order at 7:06 PM**

## **Attendees:**

**Board Members:** Bambi Azarian, David Blad, Bob Brooks, Sherry Buonoconti, Deb Daly, Walter Ducharme, and Dennis Majikas.

**Associates:** BJ Begin, and Brandon Buoniconti, and Bob Cronin.

**Review and approve March meeting minutes:** Motion; Bambi, Second; Bob B.

**Review and accept Treasurer's Report including FY 2012 Balance sheet:** Motion; Walter, Second, Dennis

**Review and adjust FY 2013 operating budget:** Adjustments made resulted in positive cash flow. Consensus is to continue with the \$150 fee.

## **Finished business:**

- **Hiking trails:** Upper pond, all trails clear. Lower pond, building new along river etc. Effort is to segregate hiking and ATV trails.
- **Lodge rental:** Deb generated checklist placed on fridge to record any violations to rules and or to report variances in cleanliness and maintenance conditions. Cub Scouts no longer using.
- **Potti service:** Bambi provided an estimate of \$375 for the Memorial Day to Labor Day season.
- **ATV vandalism:** This activity appears to have subsided. Users have been informed and vigil is being maintained.
- **Lodge hot air ducts;** Bob B. reports that two of the ducts that feed the restrooms are disconnected but the ends have damper valves that are closed. Will leave in this condition as heat in the restrooms is adequate without their connection.

## **Unfinished Business:**

- **Barn:** BJ reports two showings after the price decrease with no offer. Showing scheduled for April 13. Decision made to reduce sell price to \$80,000. Motion; Walter, 2<sup>nd</sup> Bob. This leaves a cushion of \$5,000.
- **Website: Brendon:** It is imperative that additional people be trained to update the website. Dave will speak with Brendon. Brandon Buoniconti has agreed to being trained. **Dave to follow up.**
- **Signs:** BJ to order 2'x 4' proof for final review.
- **Window clings:** BJ to order 175 standards for autos and 20 decals for motorized vehicles. Estimate \$200. Motion; Walter, 2<sup>nd</sup> Deb.
- **New Insurance Policy:** Walter to meet with Broberg Insurance Co.

## **New business:**

- **FY 2012 Balance sheet:** Deb provided and reviewed FY 2012 Balance. All approved.
- **FY 2013 Budget:** Approximately \$500 positive cash flow appears feasible.
- **Review barn strategy at annual:** Will discuss at a prep meeting to be scheduled.
- **Lawnmower repair:** Requires starter replacement. Quote is \$150. Suggest additional quotes as price appears high.
- **Lodge roof leak:** BJ to obtain repair quote.
- **Tax preparation estimate:** Deb to obtain quote.
- **Communication:** Effort should be made to send snail mail along with e-mail whenever important PPOA information is disseminated. About 30 families do not have an e-mail address on our listing.
- **Lodge septic system:** A depression has developed at the suspected location of the holding tank. Brandon is in process of evaluating. Perhaps a small fence can be placed in the area to deter vehicles.

**Tabled and future business:**

- **Swing set:** Funding is two years away. Bob Cronin has volunteered to manage this project.
- **Shed refurbishment:** BJ obtained quotes of \$340 and \$900. Suggested to go with \$340 quote, Motion; David, 2<sup>nd</sup> Dennis. Work to take place after sale of barn.
- **Beaver Deceivers:** Should the need arise, professional unit installations are estimated between \$1,200 and \$1,500.

**Thank you** to Brandon and Sherry for organizing a great Easter egg hunt.

**Meeting adjourned at 8:50 PM**

**Respectfully submitted,**

*Walter J. Ducharme*

<b>Treasurer's report 3-31-2012</b>	<b>Balance:</b>	<b>Portfolio Total:</b>	<b>FYTD Income/Int. Earned:</b>
<b>GFA Checking</b>	\$1,823.05		1.06
<b>GFA Savings</b>	\$4,543.91	\$6,366.96	24.31
<b>ML -Money Account</b>	\$660.78		
<b>ML Cash Balance</b>	\$2,961.01		
<b>ML – Investments</b>	\$153,707.82	\$157,329.61	
<b>TOTAL</b>		\$163,696.57	