

# **PINECREST PROPERTY OWNERS ASSOCIATION**

Monthly Board Meeting Minutes for August 5, 2014

Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Directors: Dave Blad; Bob Brooks; John Day and Dennis Majikas; Associates Jim and Betty Ellis and Eric Goodhart, Clerk

Meeting called to order @ 7:10

Bill Homans made a motion to accept July 3 Board Meeting Minutes; it was seconded by Gail.

At the top of the agenda was discussion of the leak at the dam. The Board walked down to the dam to survey the damage. Water has been streaming through the blocks into the creek on the south side, apparently coming through the old pipe that had been blocked after the new construction was completed. An estimate for \$50,000 was given by an engineering firm to study the problem but would not include fixing it if that was decided upon.

The Board agreed with Dennis Majikas that the estimate was out of line considering no reconstruction was included in the proposal.

Eutrofication of the pond still poses a serious issue to be addressed by the entire Pinecrest Property Owners' Association. Not just those paying the modest annual dues and Association fee of \$168 but also just paying the \$18 annual fee. A letter will be sent out in September outlining the problem that is negatively affecting everyone's property values, the environment, pollution and beauty of the community around the pond.

If not addressed, eutrophication has an unhealthy effect on living creatures. It occurs when too many nutrients are present in a body of water. These nutrients are consumed by algae which soon take over the lake. This leads to a very low supply of oxygen in the lake are usually kills off most fish and other animals dependent on dissolved oxygen.

Gail presented the Treasurer's report. A motion was made by Bill to have Bob Lyons, the Merrill Lynch advisor who has overseen the PPOA investments come in September to explain the merit of those investments and determine if any changes

would merit consideration. It was seconded by Jim. (*Gail has since made contact with Bob Lyons who quickly agreed to meet with the Board. He explained, however, that the earliest time would be at the October meeting.*)

John Day, who was not at the previous meeting, said he will contact someone he has used to remove the tree by the dam at much less cost than originally estimated.

Bill reported that we are all set with the Lodge alarm system. The contract calls for bi-annual payments of \$108.

Eric was to call Kristoff & Sons to have the soiled trash container replaced.  
(*It has since been done.*)

Meeting was adjourned at 9 PM.

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