

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, June 8, 2015

Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Directors: Dennis Majikas, Bob Brooks, David Blad, John Day and Bill Toudrier, Eric Goodhart, Clerk

The meeting was called to order at 7:10.

2015 Meeting minutes were reviewed and after noting the inclusion of new Director, Bill Toudrier, to the Board, the minutes were accepted.

Treasurer's Report ,

Treasurer Gail Orciuch reported on current assets, income and expenses. The sale of the stone barn still leaves capital gains that need to be spent by August 1, 2015 or incur a tax which the PPOA, a non-profit corporation, cannot have. The Board discussed and voted on continuing forward with needed repairs and improvements that have not yet been done.

The reader can refer to those agreed on repairs in the Annual meeting notes of May 3. The one additional item to that list is the sealing of the Cushman Pond parking lot for \$1300.

Bill made a motion to accept the Treasurers Report; seconded by Eric.

Old Business

Bill reported that the protective fencing around the pond is will be done by the end of June.

Beach Party is scheduled for August 29th Bill has volunteered to man the Grill. \$400 has been approved to spend on food and supplies. Property owners can bring salads, soda and chips if the wish. Kathy Airoidi has volunteered to organize the activities. She will be assisted by Josephine Amato.

Betty Ann Sharp has volunteered to prepare flyers announcing the event and Eric will be posting notice for the event on both PPOA entrance signs.

John Day was authorized by the Board to purchase a new grill for the Lodge with a budget of \$350. It will be available for use by any and all renters of the Lodge facilities.

Deb Daly, who will be moving, has asked for someone to take over her Cushman Pond water bi-weekly water testing duties. The Board is looking for a volunteer.

New Business

Bill made a motion for Gail to withdraw \$15,000 from the PPOA investment account in order to have money in the checking account to pay upcoming expenses not yet completed and paid for in the aforementioned property improvements. It was seconded by Bill Toudrier.

Gail has temporarily volunteered to take over the PPOA Data base from Toni who is putting her home up for sale, but it is a big job along with her duties as Treasurer. Bill Toudrier, who has a strong computer background, has made some suggestions that may streamline the data base and enable the Board to track and maintain the payment record of fee (\$68) and membership (\$100) payments by home owners.

Bill Homans pointed out the Board should consider lowering the Lodge Rental of \$700/year by the Lions Club. They are an organization whose sole purpose is to drum up support and help fund worthy projects in the Community of Hubbardston. They meet twice each month at the Lodge. After discussion it was voted to offer them use of the Lodge for those meetings at no charge because of the service they provide the community.

Gail made a motion to accept the proposal and it was seconded by Bill T.

Bill will be acquiring a new combination lock for the supply shed at the Pond. The combination will be made available to all PPOA paid members.

Eric asked about the new home owner "Welcome Package". He will be speaking with Bob Cronin, current PPOA Ambassador, to see what the status on new home

owners is and if he wishes to continue that job. If not, Eric has volunteered to continue with that effort.

Meeting was adjourned at 9:00 PM. Submitted by Eric Goodhart, Clerk

(978) 820-1295