

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, August 4, 2015

Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Directors: Bob Brooks, Bill Poudrier and Eric Goodhart, Clerk; Associates, Jim Ellis and Betty Ann Sharp

The meeting was called to order at 7:05.

July Meeting minutes were reviewed and accepted as is.

Treasurer's Report ,

Treasurer Gail Orciuch reported on current assets, income and expenses. To diminish the tax liability of the sale of the Stone Barn, \$15,000 was withdrawn from the investment account to pay for capital improvements. There is \$12, 276 in checking and savings and \$207,706 in the Merrill Lynch investment account.

Income does not yet cover the Associations legal and liability expenses. As of August 4th about 120 property owners paid the \$68 leaving the Association \$4878 short. There are 189 property owners.

Sixty (60) property owners have paid the full membership fee of \$168. The Board hopes to increase the number of home owners who want to take full advantage of the recreational aspects of the community. The planned August 29 Beach Party is open to everyone Members and non-members alike.

In any case, projected income from the maintenance fees and Memberships is short (\$18,163). Overall, leaving the Association with a YTD net cash flow loss of (\$4878). The full report can be seen on the website.

The required filing of the taxes will be done by John Andrews, CPA in Boylston, MA. in the first week of September.

Motion was made by Eric to accept the Treasurers' report and seconded by Bill Poudrier, followed by a unanimous vote of the Board.

Bill Homans reported that all the proposed improvements were completed or in the process of completion. They include the fencing around the dam, the Lodge roof and brick facing. Plus, two loads of sand for the beach. Other items were listed in past minutes.

As reported in July, Jim Ellis acquired the permits for geese control. There is noticeably less pollution on the Beach because of his and Betty Ann Sharp's efforts. The Board appreciates the effort they have put in. But they need help. The Board encourages others to submit solutions for this perennial problem. Come to the meeting the first Tuesday of the month when the Board meets. Or call or mail the PPOA Clerk.

Required testing of the pond water twice a month continues until the end of the summer season, Labor Day. Bill Homans has been doing it. As in the past, the most recent test results by ETR labs in Worcester have shown the pond meets the proper standards.

Meeting adjourned at 8:45 PM.

Submitted by Eric Goodhart

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