

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, September 1, 2015

Pinecrest Lodge

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

The meeting was called to order at 7:05.

August Meeting minutes were reviewed and accepted as is.

Treasurer's Report:

Treasurer Gail Orciuch reported on current assets, income and expenses. Expenses for Lodge roof repair and beach sand replacement went over budget by \$200 and \$455 respectively. There is now \$206,242 in the Merrill Lynch investment account, a drop of \$1464 since July.

Additional Deed Assessment fees and Memberships totaling \$564 were paid in August. The PPOA budget for fees required to be paid annually (\$68) still falls short (\$4318). There are still 64 property owners who have not paid the \$68.

A motion by Bill Poudrier to accept the Treasurer's Report was made and seconded by Eric; the Board voted to accept.

Old Business:

The Board discussed how to handle the issue of putting Liens on properties that were in arrears. Reminders have been sent out but a more formal approach is planned. Bill Homans is putting together a letter that will be sent to those homeowners to pay by October 1. If after 90 days payment has not been made a lien will be processed on the property.

Payment of this fee gives owners voting rights at the annual Pinecrest Property Owners Meeting in May. In addition, the annual membership fee of \$168 (including the assessment fee) allows members use of the Cushman Pond beach,

water access for boating and fishing, walking trails and rental of the Pinecrest Lodge. This fee is the Association's primary source of income and is necessary for maintenance, improvements and upkeep on our facilities. With the rising cost of repairs and liability insurance, the task of preserving our lodge and pond becomes more difficult. The \$168 is modest and reasonable considering the benefits it offers to property owners, and it is absolutely vital to the preservation of Pinecrest assets, including your and your neighbor's property values.

Associate Jim Ellis reported that the geese problem still exists. He has been a one man band in continuing to use various means to dissuade the migratory birds to using Cushman Pond as a rest stop. The Board appreciates his efforts, but we are looking for help and suggestions from anyone.

One suggestion made in the past that reemerged was shooting a couple of birds under strictly controlled conditions. This was turned down once before and did not receive strong support at the meeting. However, it will be discussed further.

The fact of the matter is that such a drastic measure has been proven to be permanently effective in other similar areas. Associates Betty Ann Sharp and Jim Ellis say that geese have an uncanny communication system that somehow alerts other birds of a feather to avoid nesting grounds that have been "attacked".

The oxygen starving Eutrophication process of the Pond remains a big issue. The challenge and possible solutions were laid out in some detail by Jim Ellis at the annual May meeting. (Please refer to the May Annual Meeting Minutes for the specifics. Note also, the Association's vote to NOT use chemicals.) As stated above, as long as we continue to have only 30% of homeowners pay the full \$168/year the Board is limited in what it can plan to do other than the raking which is planned.

Eric Goodhart has contacted Worcester Polytechnic Institute's, *Institute on Project Based Learning* for help. He has given them a summary of our challenges with the Pond. We are hopeful that a team from WPI can offer innovative and cost effective solutions. The cost is yet to be determined but should be modest because both WPI and the PPOA are non-profit organizations and this will be an excellent opportunity of undergraduate and graduate students in the Environmental

Engineering and Ecological Sciences programs along with their credentialed advisors to gain local real world experience.

Beach Cleanup

Volunteers Wanted for the annual fall beach cleanup on Saturday September 19th at 9 AM. If you can come anytime between 9 and 11 AM that would be very much appreciated.

Lodge Maintenance ~ Mowing and Signs

Bill Homans reported that the expansive hill behind the Lodge was mowed. The cost for 2 ½ hours of work was \$100.

Gail suggested that the Girl Scouts as part of the agreement for free use of the Lodge, give the Lodge a thorough cleaning. Bill H. will contact them.

The signage around the Pinecrest common areas are old and need to be redone and reposted where needed. He will have pictures of all the signs for the next meeting. Included is redoing the large Pinecrest Members sign that currently sits behind the shed next to the Lodge.

Member Data Tracking

Volunteer(s) Needed! Toni Bradley will be moving. She has been doing a yeoman's job of billing members, new home purchase tracking and membership list upkeep. She has volunteered to train someone who is familiar with Microsoft Access or wishes to learn. Bill Poudrier, a former software programmer, and Jack of all trades has offered to look at the current means of data tracking to see if can be improved upon for the next person to take over this much respected role. Please contact the Board if you want to know more email Bill H. @ homans778@gmail.com or call Eric (978) 820-1295.

PPOA Website

Web Master, Brendon Toupense offered some good ideas on how to streamline and update the Website. At their earliest convenience he and Eric Goodhart will meet to do that.

Meeting adjourned at 9:05 PM. Submitted by Eric Goodhart (978) 820-1295

