

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, November 3, 2015

Pinecrest Lodge

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

The meeting was called to order at 7:03

October meeting minutes were reviewed and accepted following a motion by Bill H. and seconded by Bob.

Bill Holman's printed out all the pages on the PPOA website that needed to be updated. Web Master Brendon Toupenise has now updated those changes including showing the current mandatory deed assessment fee of \$68 and voluntary membership fee of \$100 due on April 1 each year. Next year the mandatory deed assessment fee of \$68 will increase by \$12 to \$80. That decision was voted on and passed during the May 2015 annual meeting. The Membership fee, however, will drop to \$88 maintaining the same \$168 cost for the combination of the two.

Treasurer's Report:

Treasurer Gail Orciuch summarized the Treasurer's Report. There was a welcomed growth in the investment portfolio of \$8906 spread among equities, fixed income and alternative investments. In addition one more of the 189 property owners paid the mandatory \$68. However, there are still about 62 property owners who have not paid the \$68 fee leaving the PPOA short (\$4248) on that budget item.

Old Business:

Liens

Bill Homans is preparing a letter to be sent to all property owners who have not paid the mandatory deed assessment fee of \$68. They will be subject to a Lien being put on their property, a step the Board hopes to avoid.

Utility Costs at Lodge

Following up on the discoveries made by Bill Poudrier in the inordinate amount of electricity use at the Lodge. The pump bringing water to the lodge from the well needs to be fixed. The pump keeps cycling on and off increasing the cost of electricity and will eventually burn out the motor and/or water pump. The well is approximately 150 feet south of the Lodge.

In the meantime, the water power will be turned off when the water is not needed in the Lodge to prevent further damage and reduce expense.

Bob Brooks received an estimate of \$3500 for the repair.

Bill H. made a motion that at least two other estimates be obtained. It was seconded by Gail and passed by the Board

Pond

The discussion on resolving the perennial Eutrophication problem continues. Jim Ellis brought to everyone's attention the success the town of Harvard has had with controlling its' Eutrophication problem on Bare Hill Pond. He prepared a list of questions for someone on the Board to ask the town...how they did it.

It has been discussed to conscript volunteers and contractors to raking the pond bottom along the shore is a measure that is being considered. The cost is unknown at the time of the meeting.

However, since the meeting Eric went to Harvard and asked Jim's questions. The Chairman of the Bare Hill Pond Watershed Management, Bruce Leicher, was very helpful in telling us what they did; what worked and what didn't work.

Interestingly, raking and harvesting according to Mr. Leicher and based on Harvard's experience is one of the worst things (next to using chemicals) to control Eutrophication. That was a valuable lesson to learn. Cushman Pond is very much smaller than Bare Hill Pond and Mr. Leicher advises us that we can do the same thing they have done without the necessary construction of a giant expensive (\$360,000) pumping system. He said "It is not rocket science."

They have been doing an annual draw down of 5 feet every year since 2006 as their primary means of controlling unwanted plant growth in Bare Hill Pond. Other measures include encouraging property owners to clear their respective shorelines and use non-toxic bio-degradable cleaning products and fertilizers in their homes and on their lawns respectively.

Reaching out for Volunteers

Bill Homans pointed out the need to replace the picnic tables on the beach. He will ask the Lions Club to consider paying the expense for the materials. The PPOA is no longer asking them to pay for their monthly use of the Lodge. The Boy Scouts will be asked to construct the new tables as one of their 2016 community service projects.

Gail suggested that the Girl Scouts be asked to clean the Lodge periodically.

Eric suggested they also repaint the entrance signs and perhaps plant around the one at the main entrance in the spring.

Bill also discussed finding someone to help with redoing a variety of signs that have shown wear and some cases need rewording.

Meeting was adjourned at 8:40.

Submitted by Eric Goodhart, Clerk

(978) 820-1295.
