

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, December 15, 2015

Pinecrest Lodge

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

The meeting was called to order at 7:05

November meeting minutes were reviewed and accepted following a motion by Bill H. and seconded by Bill P.

Treasurer's Report:

Treasurer Gail Orciuch summarized the Treasurer's Report. However, there are still about 62 property owners who have not paid the \$68 fee leaving the PPOA short (\$4248) on that budget item.

Eric made a motion to accept the Treasurer's report; seconded by Bill P.

Old Business:

Liens

Discussion renewed on the letter Bill Homans prepared to send to all property owners delinquent on paying mandatory Association fee of \$68. The letter was reviewed and accepted by the Board.

The letter will also remind property owners that next year's mandatory fee due May 1, 2016 will be \$80, an increase of \$15. That fee was voted and passed on during the 2015 Annual meeting. If not paid, homeowners will be subject to a Lien being put on their property until all fees plus interest are paid to include past years not paid. Placing a lien on a property is a step the Board hopes to avoid. The Board hopes everyone will be up to date going into the Annual meeting at the Lodge on May 15, 2016

Toni Bradley who is now retired from the duties she so capably performed over the years has sent the complete record of all property owners to the Board. The Board is looking for a volunteer to help maintain the data base of property owners. If you

have knowledge of excel and Access data base record keeping, please contact President Bill Homans or Eric Goodhart, clerk.

In the short term, Bill Poudrier has volunteered to identify all those home owners in arrears that will receive the abovementioned letters.

Pump Repair

The well is approximately 700 feet south of the Lodge, not 150 feet as stated in last month's minutes. The original estimated cost for repair of \$3500 was, because of the distance involved turned out to be way too low. New estimates come in at \$7000. The Board agreed that was too costly. To save money, knowledgeable members of the Board led by Bill Homans, who have the equipment to do the digging necessary to lay new pipes, have volunteered to commence work on the project in the Spring.

Pond

The discussion on resolving the perennial Eutrophication problem continues. Following the success the Town of Harvard has had since 2006, it was unanimously decided to draw down Cushman pond this year. An annual draw down will do more than raking or harvesting as our primary means of controlling unwanted plant growth in our 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.

You can review the attachments on the "What's Happening" page or the monthly meeting minutes for more information about what the town of Harvard has done plus a 'Practical Guide for New England Lake Preservation'. (Scroll down to the last page of that PDF titled 'Town of Harvard' to see what their pond looks like after a draw down.)

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.

Meeting was adjourned at 8:20.

Submitted by Eric Goodhart, Clerk

(978) 820-1295.
