

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, January 5, 2015

Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Directors: Dennis Majikas and Bill Poudrier, Jim Ellis, Associate; Eric Goodhart, Clerk

The meeting was called to order at 7:10

December meeting minutes were reviewed and accepted following a motion by Gail and seconded by Bill H.

Treasurer's Report:

Treasurer Gail Orciuch summarized the Treasurer's Report. There has been a drop in both oil and electric costs since recent measures were taken.

The PPOA received a refund from the IRS in the amount of \$4,606 from an amended tax return for the period ending March 31, 2012. The reason given for the refund is because the law provides a limited period of time for the IRS to charge and collect additional tax on a Form 1099T, The legal period had expired (they claimed) for the tax period stated above. For that reason they did not assess tax for the additional income reported after the expiration date. The PPOA CPA, John T. Andrews, assured the Board that the PPOA did everything in a timely manner and properly and within the time required. The check was deposited into the checking account.

The treasurer's report can be found online at www.PPOA.info

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

Old Business:

Liens

There will be a letter sent in February to all property owners who have not paid the mandatory Association fee going back to 2009.

The fee of \$68 (to be set annually) 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.

Gail has researched and minimized the cost of the mailing. At the same time of the above letter, a letter will be sent to all property owners. In it will be a reminder that the annual PPOA meeting will be gaveled in at 2 PM May 1 with a 1 PM social hour prior. In addition it will include this year's bill for the mandatory fee of \$80 with an optional membership fee of \$88. Those who have been paying the two fees together in recent years will not see an increase. We encourage everyone to participate as full members not only for having the joy of using the recreational areas and hiking trails with friends and family, but to enhance the salability of your home.

The PPOA has a tight budget which is designed to help pay for liability insurance and have money for upkeep and repairs of all common areas. The upcoming pump repair project to the Lodge is one such repair.

Pump Repair

The well is approximately 700 feet south of the Lodge. 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, President Homans and a few others have volunteered to use their available equipment to do the digging necessary to lay new 1 1/4 " PVC pipe. Work will begin in the spring. Estimated costs are to be determined.

Pond Area

Jim reported that a home owner pointed out that there is a crack in the swing set on the beach. It is being looked into, but the Board advises to not use the swing set until it is fixed.

Jim has also been on top of the perennial geese nuisance on the beach. He has obtained the necessary permits to treat the nesting areas.

Upcoming Dates to Remember

1. February 27: Winter “Warm Up” Social at the Lodge ~ Everyone invited to come to the Lodge to enjoy an afternoon of conversation around the fire and relax with your favorite beverage. Complimentary refreshments will be available along with double chocolate hot cocoa, Carmel apple cider, capachino, or organic coffees from small high altitude farms where 100% Arabica beans are hand-selected and small batched roasted with precision by well paid workers to maximize the flavor, body and aroma of every bean. !
2. May 1 ~ Annual PPOA meeting. Everyone encouraged to come. Agenda will be sent with the above mentioned letter.
3. May 28 ~ Annual spring beach cleanup at 9 AM to noon. (Rain date 5/29)
4. August 27th ~ Annual Summer Beach BBQ and games

Meeting was adjourned at 8:15.

Submitted by Eric Goodhart, Clerk

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