

## PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, November 1, 2016 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Bill Poudrier, Dennis Majikas, Dave Blad, Associates, Jim Ellis and Homeowner, Betty Ann Sharp... Homeowners Kathy and Paul Airoidi were in attendance for the first hour only.

Prior to the official meeting start, Cynthia Henshaw, Executive Director of the East Quabbin Land Trust, ([www.EQLT.org](http://www.EQLT.org)) spoke to the Board about the newest land preserve it has been given stewardship to. It is called "Henry's Grove". It borders Lombard Road and shares a northeastern boundary with the Pinecrest property. Through the generosity of Judith Bothwell and Joyce Lofgren, and the partial funding from the US Forest Service [Forest Legacy Program](#), these 94 acres are permanently protected from future development and open to the public for passive recreational activities. The installation of parking and a trail loop are part of the Trust's 2017 stewardship work plan.

The Board is excited about having such an environmentally conscious organization as neighbors. It will give all PPOA full paid members and guests additional hiking trails to enjoy. The full paths that will be carved out will not be ready until the Summer of 2017. However, motorized vehicles will not be allowed on Henry's Grove preserve. You can see Ms. Henshaw describe the plan for the property in a [video on this site](#). Scroll down to the one titled Henry's Grove.

By the way, the EQLT has had the full support and cooperation of Llamas. See at the above links how they have helped clear the land. Your children will be fascinated. 😊



The regular PPOA meeting was called to order @ 8 PM.

The Board reminds all residents that the monthly meetings are held on the first Tuesday of the month and are open to all PPOA property owners.

**Review of the October Minutes:** Motion to accept as written by Bill Poudrier; 2<sup>nd</sup> by Dennis M.

**Treasurer's Report:**

10/31/2016			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$1,428.87		\$0.03
GFA Savings	\$13,179.71	\$14,608.58	\$1.67
Edward Jones Investments	\$191,045.68	\$191,045.68	
Total		\$205,654.26	

Treasurer Gail Orciuch reported that \$654 of additional \$80 and \$88 of mandatory maintenance and voluntary membership fees respectively, including \$86 in delinquent fees were received. There is another reminder going out in November to those who have not paid.

The Board's goal is to meet the PPOA's annual expense liability with full membership fees paid by all residents. That would amount to \$31,584. Currently, we are (\$14,632) short. Annual expenses including taxes and insurances total on average, \$24,000 to \$26,000 including periodic maintenance. Quarterly taxes of \$946 were paid in October to the Town of Hubbardston.

Director, Bill Poudrier, noted that the Board may do better if the \$14,608 in cash on deposit with GFA was put in Certificates of Deposit with another institution. He is going to research that. The treasurer's report can now be found online at [www.PPOA.info](http://www.PPOA.info)). Month ending October 31<sup>st</sup> the portfolio total was \$205,654.26.

A motion to accept the Treasurer's Report was made by Eric and 2<sup>nd</sup> by Bill P.

Old Business:

**The Data Base** project is close to completion. Gail, Bill P. and Dennis have been working collaboratively on it. The goal has been to get all the current resident listings and their contact information, including email addresses, accurate. This will improve the flow of information to everyone.

**Liens** on properties that are in arrears on mandatory payments going back to 2009 are still being considered. The good news is that the recent mailings to those homeowners have resulted in more payments being made. There were six (6) back payments made in October. The Board appreciates that very much.

Dennis, will be tracking with the Attorney General's office regarding the % of compound interest that can be charged to overdue payments. The PPOA is a non-profit property owner's association and is permitted to charge interest. Recent requests for payments have not included an interest penalty.

**Lions Club and Halloween.** Bill Homans, made a suggestion that to consider offering to the Lions Club a place in Pinecrest for their annual Halloween fund raising event. Discussion to continue.

Motion to end the meeting by Dennis M. and 2<sup>nd</sup> by Eric.

Meeting concluded at 8:45 PM.

Submitted by Eric Goodhart, Clerk

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