

**PINECREST PROPERTY OWNERS ASSOCIATION**

Board Meeting Minutes for Tuesday, January 3, 2017 Pincrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Bill Poudrier, Dennis Majikas, Bob Brooks, Dave Blad.

Meeting was called to order @ 7:15 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 December Minutes:** After an edit was made, motion to accept was made by Bill P and seconded by Gail.

- **Treasurer’s Report:** Gail submitted the Treasurer’s Report for year ending 12/31/16 indicating a modest uptick of \$1365 in value since month ending 11/30/16. Mandatory fees paid are still well below 100%. However, they are up over last year at this time because of heightened awareness of the importance of such fees being paid for requisite liability insurance and the care and maintenance of the common areas that make up the Pincrest Association community. The Board appreciates all those that have paid both the mandatory fee and membership dues of \$168/year.

**Report summary ending**

1/31/2017			
			INTEREST
GFA Checking		\$2,913.70	\$0.05
GFA Savings		\$10,184.40	\$1.40
<b>Total GFA Accounts</b>		<b>\$13,098.10</b>	
Edward Jones Investments		\$196,084.08	
<b>TOTAL ALL ACCOUNTS</b>		<b>\$209,182.18</b>	

The Board’s goal is to meet the PPOA’s annual expense liability with full membership paid by all homeowners. Currently, we are (\$13,831) short.

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

### **Old Business:**

**Computer system update and data base:** Gail, Bill P. and Dennis have been working hard on this. We appreciate the help from Toni Bradley, the previous, data manager, for her help during this transition. The good news is that the recent mailings to those homeowners have resulted in more payments being made. The Board is planning to send out to every homeowner the bills for next fiscal year by the end of February.

The mandatory fee in 2017 will be \$135 and Membership \$33, keeping with the total combination of the two at \$168 as agreed upon during the May 2016 annual meeting.

The Board is looking for a volunteer within the community who has knowledge of Access and Excel to help maintain the data base. Please contact any one of the Board members if you are interested.

**Covenants and Deeds:** Bill Homans has been in contact with an attorney regarding the billing and lien process going forward.

**Lodge enhancements:** For those who use or rent the lodge, there is now a Wireless Internet capability and Cable TV. In addition, Bill Homans has repaired the lighting in the wash rooms giving them a fresh new look.

**Hubbardston 250 Year Anniversary Celebration:** Contrary to previously reported there is still interest in the town of Hubbardston to have a special day of recognition of this special year. Nothing set in stone yet, but the town may connect the event with the annual Lions Club Old Home Day at the park.

### **Cushman Pond:**

The boards will be reinstalled in March, 2017. This effort will make using the Pond in the summer much more enjoyable.

Motion to end the meeting by Bob Brooks and 2<sup>nd</sup> by Dave Blad. Meeting concluded at 8:10 PM. Submitted by Eric Goodhart, Clerk (978) 820-1295

