

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, March 7, 2017 Pincrest Lodge

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

Meeting was called to order @ 7:07 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. Because of severe weather conditions, February's meeting was moved to 2/23/17.

Review of the February Minutes: Minutes were read and approved. Motion to accept by Gail and seconded by Bill Poudrier.

- **Treasurer's Report:** Gail submitted the Treasurer's Report for month ending 2/28/17 indicating another uptick of \$2170 in value since month ending 1/31/17. Home owner mandatory fees paid is increasing but still shy the 100% goal. Liability insurance, taxes and the care and maintenance of the common areas that make up the Pincrest Association community is paid from those fees. The Board appreciates all those that have paid both the mandatory fee as well as the membership dues totally \$168/year.

Report summary ending

3/31/2017			
			INTEREST
GFA Checking	\$1,856.50		\$1.30
GFA Savings	<u>\$10,186.87</u>		\$0.08
Total GFA Accounts	\$12,043.37		
Edward Jones Investments	<u>\$199,759.40</u>		
Total Merrill Lynch	\$199,759.40		
TOTAL ALL ACCOUNTS	\$211,802.77		

The Board's ongoing goal is to maintain the PPOA's annual expense liability with full membership paid by all homeowners. This coming year that will be \$135 mandatory fee and \$33 Membership dues for a total of \$168.

You can see the complete 02/2017 Treasurers report linked below the minutes.

A motion to accept the Treasurer's Report was made by Bill Poudrier and 2nd by Eric. You may see the full report on the website here.

Old Business:

Billing and mailing to PPOA members: All PPOA property owners will be receiving an invoice outlining the mandatory fee (\$135) and voluntary membership (\$33) early in March. Please remit by April 1st.

That will be followed by another mailing outlining the annual Sunday May 7th meeting. All property owners are encouraged to attend.

The Board is still 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.

In addition, most of the volunteer Board positions will be open this May.

Covenants and Deeds: Bill Homans is working with Mark Tilden, Attorney at Law about the lien process going forward. The attorney is preparing a letter which will be reviewed by the Board. Details, of which, will be shared at the annual meeting on May 7th.

Cushman Pond: Bill Homans and Bob Brooks reinstalled the boards at the damn restoring the water level. However, there appears there may be some leaking. It will be watched.

Lodge Water Source repair: A reminder to all using the Lodge. Because of the weather and busy schedules by everyone, the repair of the 700' water line from the well to the Lodge may be in the summer of 2017. To keep the cost down some of the Board members with the equipment and expertise have volunteered to do part of the work. People taking advantage of the Lodge for special family gatherings and other events, in the interim are turning the pump on when using the Lodge and

no difficulties have been reported. Nonetheless the Board regrets any inconvenience.

New Business: Eric is working with webmaster, Brendon Toupense to update the [Community Services](#) link on the website, www.PPOA.info Please contact Eric Goodhart, @ (978) 820-1295 if you offer a service or a business that may be of benefit to others and want to be included. It is always nice to not only buy American, but to shop locally when it makes sense both economically as well as for convenience.

Motion to end the meeting by Gail and 2nd by Bill Poudrier. Meeting concluded at 7:25 PM.

Mark your calendars for the annual PPOA meeting on **Sunday, May 7**. As always social hour between 1 and 2 PM. Enjoy your choice of special premium whole bean roasted coffees, whole leaf herbal teas from Hidden Garden farms, specialty beverages and other nutritious treats.

Submitted by Eric Goodhart, Clerk (978) 820-1295