

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for April 5, 2017 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Bill Poudrier, Dennis Majikas, Associate, Jim Ellis and home owners Betty Ann Sharp and Dave Orciuch

Meeting was called to order @ 7:06 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 March 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 3/31/17 with a small increase of \$450 in value since month ending 2/28/17. 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 Pinecrest 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 March, 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 have been sent invoices outlining the mandatory fee (\$135) and voluntary membership (\$33) by end of March. Please remit by April 1st or bring to the annual meeting.

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

The Board has found a temporary volunteer, Bill Poudrier. He will be working on the upkeep of the PPOA Access data base. However, if there is someone within the community clamoring to demonstrate his or her knowledge of Access and Excel, please contact any one of the Board members.

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

Old Business:

Covenants and Deeds: Discussion continued on the question of how to encourage property owners to pay their mandatory annual fee, currently \$135. The Board has completed review of the letter prepared by Mark Tilden, Attorney at Law about the lien process going forward.

Cushman Pond: Bill Homans and Bob Brooks reinstalled the boards at the damn restoring the water level. There appears there is no leaking at this time. If any members observe any change in that, please contact anyone on the Board.

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. By the way, Wi-Fi, is available in the Lodge and the fire place is working. The password is exotichill215.

PPOA Services Guide: 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 8:15PM.

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 roasted coffees, whole leaf herbal teas from Hidden Garden farms, thirst quenching beverages, organic popcorn and other nutritious gluten-free non-GMO treats.

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