

## **PINECREST PROPERTY OWNERS ASSOCIATION**

### **Board Meeting Minutes for June 6, 2017 Pinecrest Lodge**

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

Meeting was called to order @ 7:10 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 Annual PPOA Minutes:** May minutes were read and approved. Motion to accept by Gail and seconded by Bob Brooks.

- **Treasurer's Report:** Gail submitted the Treasurer's Report for month ending 5/31/17. Portfolio increase of \$6,238.00 over month ending 4/30/17 for a total of \$225,550.00. Increase because of a stock investment increase of \$2399 and the balance from annual resident payments paid during May. Past due payments are trickling in but \$11,044 in mandatory past due payments and interest are still due.

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 5/31/2017**

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 May 2017 Treasurers report linked below the minutes.

A motion to accept the Treasurer's Report was made by Eric and 2<sup>nd</sup> by Bob B. You may see the full report on the website.

### **Old Business:**

**Liens:** 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. The letter that will be sent to all those who have not paid the mandatory association fees. It will be sent on June 15<sup>th</sup>

**Cushman Pond:** No resident has volunteered to test the water this season. It needs to be done on a weekly basis. Jim Ellis reached out to Rita McConville. She is a certified agent for the Westminster Board of Health. She is presently doing the sample collection and delivery to the laboratory to [Nashoba Analytics](#) in Ayer, MA on a weekly basis. The Board agreed to pay her \$55/week.

If all goes well and the schedule is adhered to for two years, the third-year testing can be done every other week once the proper filing is done. So far, the water has tested fine with no problems whatsoever.

**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. inconvenience. By the way, Wi-Fi, is available in the Lodge and the fire place is working. The password is exoticill215.

**Beach Enhancements:** Bill Homans, through his efforts, has reported that three new picnic tables have been placed on the beach along with a handsome wood park bench. A gift from the Lions Club. The Board is reviewing the purchase of one or two more as the old ones are barely repairable.

The phone at the beach will be activated by July.

Motion to end the meeting by Eric and 2<sup>nd</sup> by Bob Brooks. Meeting concluded at 8:20PM.

**Mark your calendars** for the annual PPOA Beach Bash on **Saturday, August 26<sup>th</sup>**.

**Starting at 1 PM on...** Bring salads, pies, cookies beverages if you can. A delicious BBQ will be prepared and served up by the Master and King of BBQ, Bill Homans, and his crew of culinary experts.

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