

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for July 17, 2017 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Bill Poudrier, Bob Brooks, Associate, Jim Ellis and home owner, Betty Ann Sharp

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. The July meeting was an exception because of various vacation schedules.

Review of the Annual PPOA Minutes: June minutes were read and approved. Motion to accept by Bill and seconded by Gail.

- **Treasurer's Report:** Gail submitted the Treasurer's Report for month ending 6/30/17. Portfolio total value was \$226,055.00 was a small increase of \$505 from previous month of May. The money that resulted in the large increase of value in May came from home owner fees and membership payments. That money was put into checking to be invested later by Edward Jones, the [Association's portfolio managers](#).
- Letters were to be sent on or before July 24th to property owners who have mandatory payments due stating that liens would be put on properties if not paid. The letter was reviewed and approved by Attorney at Law, Mark Tilden. The Board paid him \$300.

The PPOA liability insurance, taxes, care and maintenance of the common areas is paid from those mandatory fees which are stated in the PPOA By-Laws. The Board appreciates all those that have paid both the mandatory fee of \$133 as well as the membership dues of \$35/year, totaling \$168/year.

Report summary ending 6/30/2017

You can see the complete June 2017 Treasurers report linked below the minutes. A motion to accept the Treasurer's Report was made by Eric and 2nd by Bill Poudrier. You may see the full report on the website.

Old Business:

Cushman Pond: Jim Ellis reported that water testing has been carried out on a weekly schedule by Rita McConville. All tests have passed with no issues. As previously noted in June, Ms. McConville 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.

If all goes well and the schedule is adhered to for two years, the PPOA will apply for a variance for the testing to be done bi-weekly.

Vandalism at the Beach: Recently vandals have pushed picnic tables into the pond and reckless use of off-road utility vehicles on the beach and forest paths have occurred. Bill Homans has some suspects in mind. He will be taking appropriate measures. In addition, there will be other steps taken which will not be mentioned here. The Board asks all residents if they see any sign of vandalism during or after the fact, to let [anyone on the Board](#) know.

Lodge Water Source repair: Because of the busy schedules by everyone, the repair of the 700' water line from the well to the Lodge has been delayed. It may be scheduled for the fall 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.

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. Bill will be asking the Lions Club for one or two more tables. That is because they did such a good job on the ones they did. You may recall that last year, the Board voted to waive the annual \$700/year fee the Lions Club was paying for the weekly use of the Lodge.

The phone at the beach will be activated in July.

Motion to end the meeting by Eric and 2nd by Bob Brooks. Meeting concluded at 8:10PM. Next meeting will be on September 5, 2017.

Late notice: Because of insurmountable scheduling conflicts the annual PPOA Beach Bash on **Saturday, August 26th** has been cancelled. The Board very much regrets that because of the successful turnout for the last two years. A special Fall Event at the Lodge has been suggested. October 28th is a possible date. TBD.

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