

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for October 3, 2017 Pinecrest Lodge

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

Meeting was called to order @ 7:05 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. Due to scheduling conflicts, there was no PPOA meeting in September.

Review of the PPOA Minutes: August 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 8/31/17 and 9/30/17. Portfolio total value at end of September was \$231,796.00, an increase of \$4271 since July. In terms of September Income V Expenses, there was a net cash flow of (\$2512) due, in part, to the town tax bill of \$950; CPA costs and for the Attorney who crafted the letter to meet legal compliance to delinquent property owners. That letter and other efforts by the Board has resulted in \$2893 of back payments paid year to date going back to 2009. In September, other income, in part, came from \$540 in Maintenance fees and \$413 from IRS State refund. There were no Lodge rentals in September. For more information on the Treasurer's Report please go to www.PPOA.info. The investment portfolio itself is managed by Edward Jones, which is the [Association's portfolio managers](#).

Reminder to new homeowners: 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 \$135 as well as the membership dues of \$33/year, totaling \$168/year.

Reportsummary ending 9/30/2017

9/30/2017			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$1,614.20		\$0.09
GFA Savings	\$20,197.50	\$21,811.70	\$2.06
Edward Jones Investments	\$209,984.13	\$209,984.13	
Total		\$231,795.83	

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

Old Business:

Fall Beach Clean-up: The Board thanks Jim Ellis for once again organizing the annual fall clean-up. His small but dedicated crew of Dave Blad, Dennis Majikas, Jenne Carter, Jay Begin, Bob Brooks, and Carol and Eric Goodhart showed up. The swim floats were pulled and put away. Beach was raked, trash picked up, cleared most of the trails including behind the lodge beyond the lower pond. Jay weed-wacked around the lodge. (He has also been the one who keeps the grass around the Lodge trim and clean.) All the picnic tables were painted or stained. Jim and Dave Blad stayed long after 1 PM to finish staining the tables. There was some rumbling among the crew to increase the hourly wage received to \$12.00 from \$0.00/hour. Jim Ellis pretended not to hear anything.

Lodge Water Source repair: Since the last time the Board met, Dave Blad had the well drilling company, [Skillings & Sons](#), survey the water line to find the leak to the Lodge. Because of the busy schedules everyone has, the repair of the 700' water line from the well to the Lodge has been delayed. The line location has been located from the well to the Lodge, but the break has yet to be located. Bill Poudrier put forward a smart suggestion as to how to determine the location. Because of the length of the line, it is a bit tricky to find the leak. It is not as easy as this homeowner had [to find his leak](#). But once we do, it should be a relatively

easy fix. The Board wants to do that without the expense of digging a trench over the entire length. In the interim, Lodge users are turning the pump on when using the Lodge. No difficulties have been reported for the inconvenience.

Liens: President Bill Homans asked Gail and Bill Poudrier who have been working diligently on updating the data base, to put together the latest list of the 42 delinquent property owners who have not yet paid. A determination of the filing of liens will then be made.

Motion to end the meeting by Bill P. and 2nd by Bob Brooks. Meeting concluded at 8:15PM.

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