

## PINECREST PROPERTY OWNERS ASSOCIATION

### Board Meeting Minutes for November 7, 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 owners, Betty Ann Sharp, Tim Humphrey and Molly McGillicuddy and invited guest Troop 12, Scout Master James Pitney

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.

Preceding the reading of the minutes, Mr. Pitney was given the floor to talk about the recent Troop 12 fund raiser on Hubbardston Town property. He thanked the PPOA for being the sponsor of the Troop and allowing the bi-weekly free use of the Lodge for their meetings and continued support for its's programs including the abovementioned October fund raiser which, he reported, was very successful. Because the fund raiser had an "October-Fest" theme and beer was sold in a sectioned off area to increase attendance a special one-day liability insurance policy was purchased. (More discussion on that point was continued at the close of the meeting in closed session with Board Members.)

**Review of the PPOA Minutes:** October minutes were read and approved. Motion to accept by Gail and seconded by Bill P.

- **Treasurer's Report:** Gail submitted the Treasurer's Report for month ending 10/31/17. Portfolio total value at end of October was \$232,237.00. In terms of October Income V Expenses, there was a net cash flow of (\$772) With \$532 paid in State and Town tax being the primary expenses. One additional homeowner mandatory maintenance fee of \$135 and a \$50 in past due payment were received. There were no Lodge rentals in October. For more information on the Treasurer's Report please go to [www.PPOA.info](http://www.PPOA.info) . The investment portfolio itself is managed by Edward Jones, which is the [Association's portfolio managers](#).

The lot at 586 Chicopee Drive was purchased. Gail discovered that the buyer was under the impression that once he cleared the land, he could put a home trailer on the property. He has since been informed that such a structure is not allowed in the PPOA by laws, [Exhibit "A" Article 1](#). The Coldwell-Banker Realtor firm agent will be reminded of that provision.

**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.

**Report summary ending 10/31/2017**

10/31/2017			
ACCOUNT	BALANCE	PORTFOLIO TOTAL	INTEREST
GFA Checking	\$3,089.22		\$0.01
GFA Savings	\$17,200.16	\$20,289.38	\$2.66
Edward Jones Investments	\$211,948.03	\$211,948.03	
Total		\$232,237.41	

A motion to accept the Treasurer's Report was made by Bill P. and 2<sup>nd</sup> by Dennis Majikas.

**Old Business:**

**Water Line to Lodge Repair:** As reported previously, Dave Blad had the well drilling company, [Skillings & Sons](#), survey and identify the path of the water line to the Lodge. Because of the busy schedules everyone has, the repair of the 700' water line from the well to the Lodge will be delayed. The line location has been located from the well to the Lodge; Bob Brooks volunteered to measure the line markers.

**Liens:** Gail and Bill Poudrier have been working diligently on updating the data base. They put together the latest list of delinquent property owners who have not yet paid. PPOA will be filing all liens together as a group for \$75/property owner. Discussion and final action on this will be at the December 5<sup>th</sup> meeting.

**Cushman Pond Eutrophication Control:** There will be no lowering of the water in Cushman Pond this year. It was decided previously to lower the water level periodically. (During a previous PPOA meeting, but not discussed at this meeting, Bill Homans suggested looking into installing a method for pond aeration. [This short 28' video](#) by someone who is as a creative problem solver as many of the PPOA home owners are may be the answer. Your feedback is welcomed.

Motion to end the meeting by Bill P. and 2<sup>nd</sup> by Bob Brooks. Meeting concluded at 8:22PM.

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