

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for February 6th, 2018 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Dennis Majikas, Bill Poudrier, Dave Blad Associate John Day ~ Web Master: Brendon Toupense; Sharon Bessette and 20 additional home owners.

Meeting was called to order by Bill @ 6:55 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.

Both the formal reading of the January minutes and Treasurer's report were waived by President Homans because of the special issue* that brought an additional twenty-one home owners to the meeting, 21 more than usual.

Boat Race on Cushman Pond: But before that issue regarding *questionable lot sales was discussed, Bill Homans turned the floor over to a long-time Hubbardston community minded resident, Katie Young. She came to formally request the Board's support and make available Cushman Pond for a benefit card-board boat race (aka Dinghy Boat race) for one day in August. The benefit is for the Hubbardston girls club. She assured the attendees that the fun event would be properly covered by insurance and that PPOA property owners would not be liable in any way. A resident voiced concern about non-PPOA residents, realizing there was a nice swimming pond in the town, would use it recreationally on other occasions.

In any case, Ms. Young was told that the Board will consider the request. It was suggested that fellow homeowners should be notified and a consensus for their support obtained.

Questionable Lot Sales: The regular first Tuesday PPOA meeting was not as "regular" as usual because of the extraordinarily strong effort by home-owner, Sharon Bissette. The sale by a realtor from Coldwell Banker of a non-buildable lot next to her home on 58 Chicopee Drive prompted her to alert the Board because the new owner placed a mobile home on the land and has commenced clearing the land for God knows what. All in violation of the Associations by-laws as stated in

the January PPOA minutes. Ms. Bessette handed out flyers to all residents in the Association encouraging them to come to the February 6 PPOA Board meeting.

All lots in what is known as Pinecrest are subject to the land use restrictions laid out in the PPOA [Covenants and Deed Restrictions here](#). They clearly state on page 4 that ***“All lots in the subdivision (PPOA) shall be used for residential purposes. No structure or building should be erected, altered, placed or permitted to remain in any lot, other than one single family dwelling together with an appurtenant private garage, car shelter, boat house, and wharf or pier.”***

Bill Homans had already been in contact with Attorney Mark Tilden in Framingham with much of the details. Mr. Tilden has recently provided the Board with the appropriate legal counsel regarding moving forward on the registry of the liens on those properties that are delinquent. (See the last two month’s minutes for details.)

In any case, over an hour of the meeting was taken up by homeowner comments that largely voiced great concern about the issue and requests to the Board to do something. Names and emails of all the homeowners were obtained that night. The Board will be advising them as to the progress toward resolution of the problem and assurance that such sales will not take place in the future.

For this issue, Mr. Tilden will be preparing a letter to be sent to Maureen Baril, the Coldwell Banker sales person who sold the property next to Ms. Bessette. Another communication will also be made to the regional office of Coldwell Banker to make them aware that certain misrepresentations are being made in order to sell non-buildable lots that should not be used in the ways that a buyer wishes to use them, such as a residence or as a camp site.

Bill Homans has informed the owner of the restrictions above. The owner claims he was never told about the restrictions in the Covenants and claims he has right to do what he wishes on what is zoned as a “non-buildable lot. Bill and the Board are pursuing the matter.

Motion to end the meeting by Dennis and 2nd by Gail. Meeting concluded at 8:45PM. Submitted by Eric Goodhart, Clerk (978) 820-1295

