

## PINECREST PROPERTY OWNERS ASSOCIATION

### Board Meeting Minutes for March 6, 2018 Pinecrest Lodge

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

Meeting was called to order by Bill @ 7:02PM.

The Board reminds all residents that the monthly meetings are normally held on the first Tuesday of the month and are open to all PPOA property owners. Check the website the first of each month for any changes.

**February Minutes:** The meeting in February was well attended because of the questionable sale of certain lots and property use. [Refer for more detail online](#). The minutes were reviewed and a motion to accept by Bill Poudrier and seconded by Gail followed by a unanimous vote.

**Treasurer's Report(s):** Gail reviewed the end of month reports for both January and February. The Edward Jones Investment portion of the PPOA Portfolios ending on February 28<sup>th</sup> was \$217,033, reflecting a market downturn that month but an increase in value of \$20,949 from one year ago. The Portfolio total value ending on 2/28/18 was \$235,044. The Board appreciates the higher % of homeowner payments of not only the mandatory maintenance fees of \$135 but the voluntary member fee of \$33 for a total of \$168/year due on April 1 of each year. For more information on the Treasurer's Reports please go to [www.PPOA.info](http://www.PPOA.info). The investment portfolio itself is managed through the local [Gardner office of Edward Jones](#), Inc by the Association's portfolio managers in St. Louis, MO.

A motion to accept the report was made by Bill Poudrier. and seconded by Dennis Majikas followed by a unanimous vote.

### **Old Business:**

**Boat Race on Cushman Pond:** Bill Homans continued the discussion regarding the request made in the last meeting by Hubbardston resident

Katie Young. She came to request the Board's support to make available Cushman Pond for a benefit card-board boat race for one day in August.

Though Ms. Young said that insurance coverage would be obtained and that PPOA property owners would not be liable in any way, the Board discussed the pros and cons of such an event. A vote by the Board was unanimous. It decided that the cost and possible injury to participants (despite insurance) would be not be worth the risk to participants whether they are PPOA homeowners or non-association residents.

**Questionable Lot Sales:** Because of homeowner Sharon Bessette's initiative and concern about the sale of a non-buildable lot next to her home at 58 Chicopee Dr. Bill Homans discussed the need for a possible change in the current Covenants and Deed Restrictions. As one can see, the current restrictions are quite clear to any reasonably critically thinking individual, it was decided to even make them clearer.

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.”**

The board has two(2) proposed covenant changes which will be mailed to all PPOA property owners 90 days before the annual meeting. Normally, held the first Sunday of May, the 2018 annual meeting is scheduled for July 15th. There will be a social hour from 1 to 2 PM after which the meeting will be gaveled in.

**Liens:** The Liens on properties that are in arrears for any unpaid mandatory annual fees going back to 2009 have been put on hold. At the next meeting, it will be decided when those liens will be placed. Each month, because of the diligent efforts made by Bill Poudrier and Gail Orciuch in mailing out reminders, more back payments have come in. The Board appreciates all those who have caught up with those payments.

If 100% of the Association homeowners made that modest payment each year, it will pay for the property taxes, insurance and various periodic required costs to maintain the beach and pond, as well as the annual beach party that many PPOA residents look forward to each summer. It is currently \$135. These fees help to not only maintain but to increase the property values that make up the Association.

**Dates to Remember:**

Spring Beach and Trail Clean up: Saturday May 19 (see home page)

Annual Beach BBQ Party: Saturday August 25<sup>th</sup> @ 1 PM

Fall Beach and Trail Clean up: September 15<sup>th</sup>

Motion to end the meeting by Dennis and 2<sup>nd</sup> by Gail. Meeting concluded at 8:35PM. Submitted by Eric Goodhart, Clerk (978) 820-1295