

## **PINECREST PROPERTY OWNERS ASSOCIATION**

Board Meeting Minutes for September 18, 2018 Pincrest Lodge

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

Meeting was called to order by Bill Homans @ 7:00PM.

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.

**August Minutes:** were reviewed. It was noted that the minutes did not make it clear that a vote to set the mandatory property annual ownership fee to \$170/year was voted on and past, beginning in 2019 with the due date on April 1. There are now NO membership fees, the \$170 gives everyone full membership privileges to the lake, wild-life trails, basketball court and to the horse shoe pit which will be relocated in 2019.

As a reminder, 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. These fees help to not only maintain but to increase the property values that make up the Association.

A motion to accept the minutes was made by Bill Poudrier and seconded by Gail Orciuch followed by a unanimous vote.

**Treasurer's Report(s):** Gail reviewed the 7/31/18 month end report. The PPOA Portfolio total value was \$247,110. The investment portion of \$229,272 is an increase of \$4,050 over month ending 6/30/18 and an increase of \$22,049 from one year ago. The Board appreciates the higher % of homeowner payments. In fact, in July an additional \$2355 was received from PPOA property owners. A motion to accept the report was made by Dennis Majikas and seconded by Bill Poudrier followed by a unanimous vote.

## **Old Business:**

**Liens:** The Liens on properties that are in arrears for any unpaid mandatory annual fees going back to 2009 will be sent out in September after a final updated list of homeowners is made. Bill Homans has consulted with PPOA attorney, Bill Tilden. There will be an annual interest of 14% applied. All past due payments on both single-family homes and privately-owned lots are included in the Lien which will be processed at the [Worcester County of Registry of Deeds](#).

**Lodge Water Source Repair:** Because of the weather and busy schedules by everyone, the repair of the 700' water line from the well to the Lodge is on hold. Once repair begins, and to keep the cost down some of the Board members with the equipment and expertise have volunteered to do part of the work. Last fall the source of the water line from the well to the Lodge was identified. 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. Nonetheless the Board regrets any inconvenience.

**New Business:** Lake weed overgrowth control revisited. Jim Garrity continued to research lake weed control particularly using chemicals. Generally using chemicals has been met with much skepticism over the years and has not changed. It has been used in the past and has not seemed to negatively affect the aquatic life, to be affective, periodic treatment would need to be continued. Since that was not done, the weeds have returned. Lowering the pond every other year has had a modest positive effect but last year was missed because of higher than desirable temperatures.

Jim Ellis, suggests taking a long-term approach and consider dredging at least part of the lake. He admits it is an expensive approach, but one that could pay for itself if the material dredged could be sold. It would vastly improve the appearance and greatly enhance the enjoyment of the pond for decades into the future.

Motion to the end the meeting by Bob and 2<sup>nd</sup> by Bill P. at 8:10 PM.

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