

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for December 4, 2018 Pinecrest 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 Sharon Bessette.

Special guest: Joe Onorato ~ [Solitude Lake Management](#).

www.SolitudeLakeManagement.com

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

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.

Having said that, the Clerk apologizes for late posting of the minutes that were held. There were no meetings in October or November because of schedule conflicts of Board members and weather conditions.

In any case, the agenda for the December 4 Board meeting was changed to accommodate Joe Onorato from Solitude Lake Management to give everyone an overview of how his company can greatly improve Cushman Pond's appearance and usability for swimming, boating and fishing. All of which will improve the property values of homeowners on and off the Pond regardless of whether one uses the Pond during the year or not. The Board thanks Jim Garrity for sharing his observations of what has been done in the past. Special thanks go to pond-side residents Jeanne and Lee Carter for taking the initiative to find and contact SLM; taking Joe Onorato around the Pond to get an assessment of what can be done and some preliminary estimates of cost.

The firm is a nationwide environmental firm committed to [providing sustainable solutions](#) (watch that video clip) that improve water quality, enhance beauty, preserve natural resources and reduce our environmental footprint.

Over the years the Board and volunteers have implemented various means to control excessive eutrophication by various means using non-toxic chemicals, lowering water level every other year prior to the first freeze, and/or simply pulling up weeds and hand raking near the shore. Even with proactive management, all lakes and ponds will eventually become impaired due to accumulated sediment as a result of runoff and beaver mischief. The dredging option was dismissed because it can be extremely expensive. It was decided by the Board to remove sediment from certain parts of the Pond by using a [process called hydro-raking](#). It is an effective, environmentally-friendly and economical alternative.

Mr. Onorato advised us as to what permits would be required to meet state environmental standards etc. etc. His company will do all that. After an official survey is done (July is the best time) and the paperwork is submitted that process takes 60 to 90 for the Conservation Commission to give its' okay. The cost is \$4000.

The hydro-raking will not be done in the entire pond. The cost of the operator and equipment for one day is \$1850/day. Approximately, a third of the shoreline is common area. The time to complete that work would be 2 to 3 days. However, there are a couple of homeowners on the Pond that have already voiced interest in cleaning the shoreline in front of their homes. That is fine and, in fact, appreciated. At this time, it is believed that the best way to handle that is for the homeowners to pre-pay the cost to the association for such individual use of the operator and equipment to the PPOA. That is what SLM prefers. In any case, it will not be included in the PPOA budget nor, of course, paid from the Association's investments.

All the details will be presented at the annual PPOA Homeowner Association meeting in May. Because of the expense of the project, there will be a vote. The Board hopes that the project will go forward, with the majority of paid homeowners approval.

November Minutes: there was no Board meeting in November.

Treasurer's Report(s): Time was short but Gail reviewed the 9/30/18 ~ 10/31/18 – and 11/30/2018 month fiscal reports. The largest expenses paid were in October a \$555 tax payment to the Town of Hubbardston and \$216 to Charter Communications. The PPOA Portfolio total value was \$236,623. The investment portion of \$223,203 is an increase of \$10,176 over one year ago. The Board appreciates the higher % of homeowner payments. A motion to accept the report was made by Eric Goodhart and seconded by Bill Poudrier followed by a unanimous vote.

Old Business:

Covenants on Land Use and Liens: The Liens on properties that are in arrears for any unpaid mandatory annual fees going back to 2009 were not sent out in September because PPOA Attorney Mark Tilden still has the signed Covenant changes. The Board will push to have them filed in February, after a final updated list of homeowners is made. President Bill Homans has asked Attorney Tilden to draw up two letters. One to be sent to the owner abutting homeowner Sharon Bessette's home. The other to the Coldwell Banker Realty firm outlining the lawful changes voted in by the homeowner association as to how property can be used (and not used) in Pinecrest. Realtors must know the restrictions on available land for sale. A notary public will be at the January 15th meeting to witness the letters signed by all the Board members.

Lodge Water Source Repair: Because of scheduling challenges and unexpected increase in cost estimates for the work needed for the repair of the 700' water line from the well to the Lodge everything is on hold until the spring or summer of 2019. As already reported, to keep the cost down some of the Board members with the equipment and expertise have volunteered to do part of the work. They are Bill Homans, Bob Brooks, Dave Blad, Bill Poudrier and Dennis Majikas. In the meantime, people taking advantage of the Lodge for special family gatherings and other events, are turning the pump on when using the Lodge. No inconveniences have been reported, fortunately.

Motion to the end the meeting by Bob Brook and 2nd by Gail at 8:50 PM.

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

