

## **PINECREST PROPERTY OWNERS ASSOCIATION**

Board Meeting Minutes for February 5, 2019 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Dennis Majikas, Bill Poudrier, Bob Brooks. Dave Blad; Associate Bob Cronin and home owners Jeanne and Lee Carter

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.

**December Meeting minutes** ~ The meeting on that date was largely taken up with the presentation and discussion led by 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. See those minutes for the important details. The minutes were read and approved unanimously after a motion by Bill P. and second by Gail O.

**Treasurer's Report(s):** Gail reviewed the 1/31/19 month fiscal report. The largest expenses paid were in October a \$535 tax payment to the Town of Hubbardston and \$223 to Charter Communications. The PPOA Portfolio total value was \$233,927. Please refer elsewhere on the PPOA website for the full report including the income and expenses. This year's billing statements for \$170/year mandatory annual fees per homeowner will include full membership to all who pay. They have all been sent to be paid by April 1, 2019. Everyone this year will be able to take advantage of Cushman Pond and Pinecrest hiking trails. 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 will be sent out prior to the Annual Pinecrest meeting on Sunday, **May 5, 2019**. In addition, Realtors must know the covenant restrictions on available land for sale. A notary public witnessed

the signing by all Board members of the requisite legal document authorizing the changes during the January 15<sup>th</sup> meeting.

**Lodge Water Source Repair:** No changes were made insofar as the planning of 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.

## **New Business:**

**August Cup Scout Event** ~ President Bill Homans told the Board that the local Cub Scout troop has asked if they could use the Lodge in late February for a special Derby event to bring the families together as a community. The Board agreed that would be fine and good public relations. At first some of the older Board members thought Bill was talking about the ingenious Soap Box derbies made famous in the 1950's when boys did not have addictive video games keeping them out of the sun and holed up in their rooms. No, the event, which has already been held at the time of this posting and was a very successful affair inside the large with miniature models of cars made by the scouts.

**Annual PPOA Meeting** ~ Discussion on the date of the annual meeting was not finalized. Board member/clerk, Eric Goodhart, has two business conferences out of state in May. However, it is likely that May 5<sup>th</sup> will be the date for the annual meeting. (Ed Note: The May 5<sup>th</sup> date is confirmed. Social hour from 1 to 2 PM and meeting from 2 to 4 PM.)

As always, everyone is encouraged to attend. The proposed improvement of our Associations Cushman Pond will be explained in detail. Because the approximate \$8500 total cost of the project is over the \$3000 limit the Board can make on its' own, it will need a vote from all eligible homeowners in order to move forward with this project, which will significantly improve the appearance of the lake and enhance the value of owning a home here, not to mention heighten the selling price of properties when you are ready to move to Arizona or the south of France. See the December 4 minutes for videos of the proposed method to be used.

Motion to the end the meeting by Dave Blad and 2<sup>nd</sup> by Bill P. at 8:00 PM.

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