

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for July 11, 2019 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Bill Poudrier, Bob Brooks. Associates: Jim Ellis 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.

Annual Meeting minutes ~ The Annual meeting was moved to June 2 this year because of scheduling conflicts. The biggest topic discussed at that time was the work proposed for Cushman Pond. A proposal was submitted from Solitude Lake Management. See the June 2 minutes for the details. The minutes were read and after a couple of suggestions were approved, unanimously after a motion by Gail and a second by Bob Brooks.

Treasurer's Report(s): Gail reviewed both the 5/31/19 and 6/30/19 and month fiscal reports. The checking account increased by \$2860 in June over May largely due to membership fees. The PPOA Investment total value was \$235,432 end of June. An increase \$7135 over May. The total Portfolio value end of June was \$257,731. There were no large unexpected expenses. Please refer elsewhere on the PPOA website for the full report including the income and expenses. The Treasurer's report was accepted unanimously following a motion by Bill P and second by Eric.

Old Business: Liens

The Board waited until after the Annual meeting on June 2 to get a final accounting of all the property owners that were past due in mandatory fees going back to 2009. That list will be official by the end of July, thanks to the work of Bill Poudrier and Gail who have been carefully tracking payments. The PPOA attorney will be processing the requisite documents at the Worcester County registry of

deeds in July or August. The property owners who are in arrears have been notified several times in writing that his action would be taken.

Cushman Pond and General Common Areas: At the June 2 meeting the vote was unanimous to go ahead with a Pond analysis this summer or fall to get a good determination of the kinds and amount of botanical growth in the Pond. Bill Homans authorized Gail to contact Solitude Lake Management to schedule the work and make the adjustment in the PPOA budget. The survey cost is estimated to be from \$2000 to \$3000.

The Board thanks Jay Begin for the ongoing care he has been taking in mowing the grass around the Lodge, keeping the property attractive for those special events during the spring, summer and fall.

Lodge Water Source Repair: No dates were set insofar as the planning of repair of the 700' water line from the well to the Lodge. Everything is on hold until the fall. But there was some discussion to get an estimate for digging an entire new line. More on that next month. But 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: Boat rack. Bill Homan, reported the outcome of his suggestion to the Hubbardston Lions Club. The Club has agreed to build a boat & canoe rack on the west end of the beach. They meet weekly at the Lodge and the monthly charge was waived almost two years ago. They are very grateful.

Reminders:

1. Annual "Beach Party BBQ Bash" at Cushman Pond Saturday, August 24!
Come one, come all...bring side dishes if you can.
2. Annual Fall Beach and Trail Clean-up September 14.

Motion to the end the meeting by Eric G. and 2nd by Bill P. at 8:15 PM.

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

