

## PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for October 1, 2019 Pinecrest Lodge

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

Meeting was called to order by Bill Homans @ 7:05 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.

**September Meeting minutes** ~ There were no minutes because there was no meeting in September because of the absence of a Quorum, being one Board member shy of the requisite four (4) to discuss vital PPOA issues. But if there was a Quorum, the minutes would have been read and passed unanimously with some minor edits.

**Treasurer's Report(s):** Gail reviewed the 8/31/19 fiscal report. The PPOA Investment total value was \$235,238 end of August. The total Portfolio value on August 31 was \$254,610, including cash of \$19,367 (down from \$22,696 in July). A decrease \$6493 since July 31. There were no large unexpected expenses. We are basically on budget. 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**

Bill Homans reported that the Attorney will have everything needed to file the requisite documents at the Worcester County registry of deeds by November. The property owners who are in arrears have been notified several times in writing that this action would be taken. The interest will be 14% compounded annually. The cost of filing the Liens as one will be \$75, but because of the complexity of the legal preparation in preparing the information to meet state requirements, the Attorney's fee will be over \$2000. Final amount, yet to be determined.

**Cushman Pond and General Common Areas:** The Board agreed to have Solitude Lake Management to go ahead with a Pond analysis in August 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.

More on this work will be reported in the November minutes.

**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 soon. 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.

**Boat rack.** The Hubbardston Lions Club has agreed to build a boat & canoe rack on the west end of the beach. Bill Homans, who has made the request reported the rack should be up by late fall 2019. The Board appreciates Bill and Jim Ellis, who provided plans to the Lions Club. There is now one rack on the beach to hold four canoes. One more is needed.

**Fall Beach Clean Up:** Associate Jim Ellis, once again, organized the annual September Clean-up. The Board greatly appreciates Jim and all those who contributed their time and effort on September 14<sup>th</sup>. Floats were removed, raked the beach and pulled weeds from the water, picked up trash, cleaned up the horseshoe pits, and cleared the hiking trails. Thank you to the following people who attended: Mary Lou, Jay and Krista Goguen, Lee and Jeanne Carter, Bill Poudrier, Dave Blad and Eric and Carol Goodhart. Special thanks to Lee Carter for staying much longer to clear the outer-loop trails with Jim.

**New Business** Dam Inspection. Once again, Associate Jim Ellis and home owner Betty Ann brought to the Board's attention that the main Dam at the east end of Cushman Pond will need to meet state regulations and have it inspected by December 4, 2019. That is a requirement every 10 years. The Dam was installed on August 20, 2009.

Progress has already started on that project and should be complete by Thanksgiving.

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

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