

## **PINECREST PROPERTY OWNERS ASSOCIATION**

Board Meeting Minutes for November 19, 2019 Pinecrest Lodge

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Bill Poudrier, Bob Brooks. Associate: Jim Ellis, and Home Owner, Betty Ann Sharp

Meeting was called to order by Bill Homans @ 7:03 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.

**October Meeting minutes** ~ Minutes were reviewed and accepted as written with no suggested edits. Following a motion to accept by Gail and a second by Bob Brooks, there were unanimously accepted.

**Treasurer's Report(s):** Gail reviewed the 10/31/19 fiscal report. The PPOA Investment total value was \$235,238 end of October. The total Portfolio value on October 31 was \$254,610, including cash of \$19,367 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. Currently waiting for final report.

**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 2020. But there was some discussion to get an estimate for digging an entire new line. Or to build a new well. Bob Brooks is going to contact a "well guy" he knows. 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, and Bill Poudrier. Dennis Majikas may not be able to participate. He is recovering from a tree cutting accident from which no normal human being would have survived. At last report he will return soon. The Board expects nothing less.

**Boat rack.** Thanks to Bill Homans and Jim Ellis, the Hubbardston Lions Club has built and installed a canoe rack on the west end of the beach. Currently there is one rack that has two of the four places being used. One more rack will be requested.

**New Business** Dam Inspection. As reported in October, Associate Jim Ellis and home owner Betty Ann Sharp 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.

The inspection has been completed by Whitman & Bingham & Associates and passed with flying colors sans the greasing of palms. In fact, the inspector remarked how thorough the job was done to include the safety fence around the area.

Motion to the end the meeting by Eric G. and 2<sup>nd</sup> by Bill P. at 8:20 PM.

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

