

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for January 7, 2020 Pinecrest Lodge

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

Meeting was called to order by Bill Homans @ 7:07 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 ~ Because of weather and scheduling conflicts, there was no meeting in December.

Treasurer's Report(s): Gail reviewed both the 11/30/19 and 12/31/19 fiscal reports. The PPOA Investment total value was \$246,827 end of 2019. That is an increase of \$31,777 from one year ago and an increase of \$54,006 from three (3) years ago. The total Portfolio value was \$258,124, including cash of \$12,097 The income is up from previous years but at 65% we are still not at 100% of mandatory property owner payments of \$170/year yet. The Board appreciates the increase of property owner participation as this mandatory fee does help cover the requisite fees including annual liability insurance of \$4795 the PPOA must carry. Plus, there is still an upcoming budget expense for Cushman Pond maintenance in 2020. 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

By tabulating the necessary documents needed by the Attorney to file the 58 liens at the Worcester County registry of deeds, Bill Homans saved the PPOA money. 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 less than expected because of Bill.

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. The survey cost is estimated to be from \$2000 to \$3000. Currently waiting for final report which should be received by February meeting. At that meeting it will be decided if a special meeting will need to be announced prior to the annual May meeting to get a consensus on the project going forward.

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. It was decided to not build a new well because the one we have is fine and the cost would be prohibitive. 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.

New Business Dam Inspection. As previously reported, 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 needed to meet state regulations and have it inspected by December 4, 2019. That is a requirement every 10 years.

The inspection has been completed by Whitman & Bingham & Associates and passed. The lower dam, though in less than adequate shape, has not gotten worse over the last 10 years. There will be discussion at the February meeting as to how to proceed with that dam.

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

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