

## PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for April 7, 2020 Via Zoom Technology

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Dennis Majikas, Dave Blad, Bill Poudrier ~ Associate: Jim Ellis and Home Owners, Betty Ann Sharp & Joe Onorato, Representative from

Meeting was called to order by Bill Homans @ 7:10 PM.

The Board reminds all residents that the monthly meetings are normally held on the first Tuesday of the month at the Lodge and are open to all PPOA property owners. During this world-wide Pandemic however, the Board is meeting together, but apart, from their homes. Please contact Jim Ellis ~ email: [ellis-sharp@mail.com](mailto:ellis-sharp@mail.com) to request to be added to the list. Check with the website to learn if the meeting you wish to attend is via Zoom or at the Lodge. Likely the former through July.

**Treasurer's Report(s):** Because of the change in format for this first meeting online, Gail did not review the February or March reports in her normal professional fashion. Time was short as well as most of the meeting was dedicated to Joe Onorato from Solitude Lake Management. In any case, the numbers were as follows. The February report ended with an investment value of \$237,468 (a loss of \$9134 over previous month) with a total portfolio including \$4,277 in savings, of \$241,745. The March report ended with an investment value of \$213,503 and a total portfolio value of \$227,997 including savings of \$14,494 (thank you property owners who have so far, paid your mandatory fees). The PPOA Investment total has been conservative so the loss is not as great as if could have been during this economic shut down. In fact, at this writing, the April fiscal report is showing a positive up swing. In any case, the investment value at the end of March, 2020 though down, is \$38,623 more than this time, 2017! Though 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 which was going to be voted on at the May 3 annual meeting but has been postponed.

**Ongoing Business:** As the PPOA community knows, the Board agreed to have Solitude Lake Management to go ahead with a Pond analysis last August to get a good determination of the kinds and amount of botanical growth in the Pond. Mr. Joe Onorato joined us from his home to go over the results of the survey and discuss the options for Cushman Pond. The full report submitted by SLM is posted on the front page of the [PPOA web site here](#). In summary, the overall water quality is good, but the water lilies at a “nuisance level”. During the fall visit something called Purple Bladderwort had drifted to the bottom in large amounts to the bottom. Due to the shallow nature of the Pond, ongoing widespread growth of this botanical was widespread throughout the Pond. This makes navigation by canoe, kayak and boat annoying, if not difficult.

In previous seasons, the Board has tried to time Pond “drawdowns” every other year prior to the first deep freeze. That technique with the goal of starving the weeds has not worked because the winters have not been as cold as hoped. Therefore, other measures are now being explored.

Joe pointed out that due to the shallowness of the Pond, submersed botanical species have proliferated through the entire Pond. In addition, the non-native, invasive species like variable watermilfoil, was seen at the deepest area of the pond in sparse patches. Low dissolved oxygen and dense vegetation can negatively influence the overall health of the Pond.

He did say that herbicide applications are a technique used to reduce the growth of annoying vegetation. Though this can be a cost-effective and selective approach it has not considered to be a good option by the Board.

Hydro raking is also an effective, mechanical approach to remove unwanted vegetation. It is something that will need to be budgeted for every three years or so.

That is the direction the Board is going. Work, however, may not begin until 2021 now given the current situation. The cost would include permits to have the work done for \$6000 and about \$2500/day to do the Hydro raking. Estimated to take three days that would be a total to the PPOA of \$14500.

The Board had budgeted \$9000 for the survey cost. The final cost, which has already been paid is \$2030. At the annual meeting the main topic on the Agenda was the above work and to put it out for a vote. The Board, of course, wants to have a consensus on the project before 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 2021. 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.

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