

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, July 7, 2020
7:00 pm
Pinecrest Lodge and Zoom Technology

Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer. Eric Goodhart,
Clerk

Directors: Bob Brooks, John Day, Dennis Majikas and Bill Poudrier.
Associates: Tim Humphrey, Jim Ellis & Betty Ann Sharp Home owners: JoAnn
Garrity, Mary Lou Angelyn, and Sharon and Ray Bessette. Plus, Hubbardston
Town Clerk and Notary Public with her assistant, Bobbie.

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 economic lock down, however, the Board is meeting together, but apart, from their homes. Please contact Jim Ellis ~ email: 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.

Before the meeting formally started the Notary had all Board members show their identifications and sign the lien documents which will be filed at the Land Court office by PPOA Attorney, Mark Tilden. Bill will get the documents to him. They should be by the August meeting providing the Land Court is open.

June 16 PPOA Minutes: Reviewed and accepted after a motion by Bill P. and second by Dennis, passed unanimously.

Treasures report month ending June 30, 2020: Reviewed by Gail. Total Investment value and total cash amount was similar to May with a modest increase in both. Finishing with a total of \$249,554. That represents and total portfolio increase of \$35,154 from the same time in 2017. By the way, the June report includes back dues payments of \$2196. We appreciate the ongoing fine work by Bill Poudrier and our ever-detailed oriented Treasurer, Gail, for keeping track of missed payments going back to 2009.

Though we are still not at 100% payment of the mandatory maintenance fee of \$170/year, we are getting closer. Home owners realize that when they get to sell their homes, they have an advantage of offering a property that includes a private

lake and beautiful hiking trails within the 400 plus acres that make up the PPOA. Even though some may not take advantage of such natural amenities it is important to protect and maintain them. The PPOA's responsibility is to maintain the safety of those using them to carry liability insurance for them. The annual dues (aka maintenance fee) pays for that and other necessary expenses that occur from time to time but are not always foretold such as a damaged water line to the Lodge.

After a motion by Bill P. and a second by Eric, the Treasurers Report was passed unanimously.

Old Business:

Liens: As mentioned above the Board signed the necessary documents to move the filing of the liens forward. By the August meeting we will know if that was done. Anyone who pays the back payment owed before then, steps will be taken to take their name(s) off the list.

Cushman Pond Project: President Bill Homans reported some good news from the State Conservation Commission. The milfoil eradication project that Solitude Lake Management evaluated and made a detailed report on was okayed! The fee for that authorization was waived. What now needs to be done is to present the various options suggested by SLM to the property owners because the cost is over \$3000.

There is a consensus by the Board that the means to clean up the most damaging botanical called milfoil can and should be done by means of "diver assisted Hydro-raking". Associate Jim Ellis suggested the Board to do everything it could to encourage people to [research the full report online](#) before any meeting to vote on the measure. Presumably, that would reduce the number of questions.

Annual PPOA Meeting:

Bill Homans suggested we hold our postponed PPOA annual meeting on the beach on August 29 following the prerequisite guidelines of "social" distancing and wearing of masks.

Since that agreement to have such a gathering there was a temporary suspension because of a concern expressed from one homeowner.

A new plan will be discussed at the August meeting.

New Business:

PPOA Mailing List: Associate Tim Humphrey suggested that we communicate to homeowners via email. Maintaining and updating such a list has been a challenge over the years. Ideas to accomplish such a task are welcome. The person who takes action and accomplishes the task either by going door to door or phone to phone will be awarded a fresh baked Apple or Blueberry pie from the Red Apple Farm ovens in Philipston, MA. Bakers of the most wholesome delicious pies in New England.

Tree Pruning:

Associate Tim Humphrey volunteered to cut down a tree by the Cushman pond dam. It has been done.

Meeting was adjourned at 8:20 PM. Submitted by Eric Goodhart, Clerk.