

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, August 18, 2020

7:10 pm

Via Zoom Technology

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

Directors: Bob Brooks, Dennis Majikas, Dave Blad

Associates: Jim Ellis (Zoom Master) Lee Carter. Home owners: Betty Ann Sharp, Ray Loughlin and Jennifer Duffy

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.

July 7 PPOA Minutes: Reviewed and accepted after a motion by Bill P. and second by Dennis, passed unanimously.

Treasures report month ending July 31, 2020: Reviewed by Gail. Total Investment value and total cash amount was similar to May with a modest increase in both. Finishing with a \$10,000 increase over June for a total of \$259,392. That represents a total portfolio **increase of \$45,154** from the same time in 2017. There were no additional annual back fee payments in July. 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 Dennis and a second by Eric, the Treasurers Report was passed unanimously.

Old Business:

Liens: Bill Homans announced that he received a letter from the Town of Hubbardston indicating a desire to have an auction for all the lots, mostly, unusable, throughout the PPOA property. He held up filing the liens pending further discussion of the issue with the Board. As mentioned above the Board signed the necessary documents to move the filing of the liens forward. Discussion was made on the topic but no vote as to how to move forward was made. Bill asked everyone to think about what they wanted to do and bring it to the September 1 meeting. Gail reported that she had just received a payment from someone who was in arrears. That person will be taking off the lien 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 ASAP by means of “diver assisted Hydro-raking”. This is 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:

There are still no definitive plans for the postponed PPOA annual meeting. It was originally planned for the beach where the prerequisite government guidelines of anti-social distancing and wearing of natural immunity weakening masks was followed.

PPOA Mailing List: The Board is still looking for someone to follow up on Associate Tim Humphrey’s great suggestion to update the email list for all property owners, specifically the resident home owners. It has been a challenge

over the years. Some owners are hesitant to reveal such information perhaps because they are in a government witness protection program. Ideas to accomplish such a task are welcome. The person (perhaps Tim Humphrey himself) who takes action and accomplishes the job either by going door to door or by phone will be awarded a fresh baked Apple, or Blueberry pie from the [Red Apple Farm](#) ovens in Philipston, MA. Baking perfected over four generations and now open.

Dam Registration: The official forms required by the State Conservation Commission validating the proper maintained for the Dam on Cushman Pond was signed and sent to the appropriate office. Thank you, Gail.

Meeting was adjourned at 8:15 PM. Submitted by Eric Goodhart, Clerk.