

## PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, September 1, 2020

Via Zoom Technology Board Attendees: Bill Homans, President; Gail Orciuch, Treasurer. Eric Goodhart, Clerk, Directors: Bob Brooks, Dennis Majikas, Bill Poudrier, Dave Blad Associates: Jim Ellis (Zoom Master), Jeanne & 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 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 of both.

**August PPOA Minutes:** Reviewed and accepted after a motion by Gail and second by Dennis, passed unanimously.

**Treasures report** month ending August 30, 2020: Reviewed by Gail. Total Investment value of \$252,191 and increase over July of \$7831 and total cash amount of \$14,477 a small bump because of \$475 in annual dues, including \$135 payment that was in arrears. Finishing with a total of \$266,668. Not including cash, that represents a total investment portfolio increase of \$45,662 from the same time in 2017. We appreciate the ongoing effort by Bill Poudrier and our ever-detailed oriented soon to retire from the Board, Treasurer, Gail, for keeping track of missed payments going back to 2009. (The Board is seeking a volunteer to take over Gail's Treasurer position.)

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) pay 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: President Homans properly held up filing the liens pending further discussion of the issue with the Board. As mentioned in the August minutes, the Board signed the necessary documents to delay the filing of the liens. Discussion was made on the topic in August but no vote as to how to move forward was made. Renewed discussion was made at the September 1 meeting. Eric made a motion that the liens be filed as soon as possible. Bill P. seconded the motion and the Board voted unanimously to file the liens.

**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”. Associate Jim Ellis suggested the Board to do everything it could to encourage people to research the [full report online](#) before the meeting, to vote on the measure. Presumably, that would reduce the number of questions.

**Annual PPOA Meeting:** More discussion on setting a date for the annual meeting. The date at the end of the meeting was October 11 at the Lodge. However, after the meeting a complication arose on the date was moved to Sunday, October 18 from 1 to 3 PM. After the date was set another change had to be made. Someone several months ago proposed marriage to a lovely lady and set the time and place of the ceremony at the Lodge for 2 PM. They have family coming from around the nation so, the annual meeting is **now from 11 AM to 1 PM**. All the anti-social distancing and mask wearing will be followed. To keep the attendance low because of the

latest virus scare, the Board requests that only one family attend. The Board thanks homeowner, Betty Ann Sharp for typing up the Agenda.

**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. The Clerk has not heard from Tim Humphrey since the rumor about him taking over the task had begun. Perhaps there will be a person who has been dying to contribute to the Community at the annual meeting who will volunteer. As an incentive there will be a fresh baked Apple, and/or Blueberry pie from the Red Apple Farm ovens in Phillipston, MA. Available that very day, October 18, to take home to the family!

**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.