

PINECREST PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes for Tuesday, October 6, 2020

Via Zoom Technology

Attendees: Bill Homans, President; Eric Goodhart, Clerk, Directors: Bob Brooks, Dennis Majikas, Bill Poudrier, Dave Blad Associates: Jim Ellis (Zoom Master), Jeanne & Lee Carter. Home owner: Betty Ann Sharp

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.

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

Treasurers Report for September 2020 ~ Long time PPOA Treasurer, Gail Orciuch was not able to attend. (President Homans announced that she plans to retire from the Board because of expanded business responsibilities.) Total Investment value of \$245,371 was a decrease over August of \$6820 and total cash amount of \$12,636 a small drop of \$1841. Not including cash, that represents a total investment portfolio increase of \$35,387 from the same period 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.)

Old Business: Liens: In September, the Board voted unanimously to file the liens as soon as possible. However, since then President Homans learned from the PPOA attorney that the PPOA could not file in the manner we were expecting because of a rule change that the PPOA's particular non-profit status prohibits filing all home owner Liens together for only \$75. It now costs \$100/Lien to file.

Bill Poudrier suggested that the PPOA stay on top of properties going up for sale and then file the Lien at that time with money from the PPOA cash account. In order for the home to be sold, that lien, including the filing fee would need to be paid from the sale of the home.

The idea was sound. But the follow through needed to be timely and dependent upon knowing when a home or property went up for sale. Homeowner, Betty Ann Sharp, once again stepped up to the plate and volunteered to monitor activity related to Pinecrest properties. Therefore, the filing of any lien was suspended until such a system was put into place. The Board appreciates home owner Sharp for service beyond belief.

Cushman Pond Project: As reported in September, the milfoil eradication project that Solitude Lake Management evaluated and made a detailed report on was okayed by the State! 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 Annual meeting on Sunday October 18.

Annual Meeting Prep ~ President Bill Homans reviewed the letter that was sent out to all property owners announcing the new date and time for the annual meeting. It had to be rescheduled a couple of times because of the latest coronavirus scare. It is scheduled to be held outside this month on Sunday the 18th. Betty Ann Sharp volunteered, once again, to prepare the Agenda and print it out enough copies to be handed out because we will not have the usual PowerPoint screen projection system to use.

The meeting was adjourned at 8:14 PM. Submitted by Eric Goodhart, Clerk

