

PPOA February 7, 2023 Monthly Meeting

- In attendance, Board members: (via Zoom) Jeanne Carter, Josh Adams, Dave Blad,
- At the Lodge: Bill Homans (President), Lee Carter, Bill Poudrier, Bob Brooks, Dennis Majikas (clerk), Owners: Krista Goguen (via Zoom)
- Bill Homans called the meeting open at 7:08 pm.
- Minutes from the January 3, 2023 meeting were not posted on the website but were distributed to members. Motion to accept made by Lee, Bill P. 2nd unanimously
- Motion to approve December financials made by Lee, 2nd Jeanne. Vote to accept was unanimous.
- The board reviewed and discussed January expenses. Motion to approve January financials made by Jeanne, 2nd Dennis. Motion unanimously approved.
- Pond treatment: Done
Town of Hubbardston requested additional documents from Solitude. Request forwarded to Solitude.
- Lee will remove the old playground equipment at the beach in Spring. The board previously approved \$3,000 for the purchase of a new playground set at the beach. This allocation and generous donations will cover the purchase cost. The set up cost to PPOA could be an additional \$100 - \$200.
- Next Friendship Fireplace: 6:30 Thursday March 2 at the lodge. Potluck snacks, appetizers, desserts, BYOB.
- New Stove for Lodge has been purchased and delivered to the lodge. (\$1,200 - paid for by Lions Club)
Bill, Lee and Josh will install with new wiring
- Continued discussion on setting up the lodge with a propane generator for emergency use so it could be used as a shelter in case of a long time without power. Also consider adding a shower. The board discussed different options for installing or portable generators, some would require new wiring. Will continue discussion at future meetings.
- Continued discussion on improving the PPOA communication and notification system. Need to improve timely posting of information on the association website and incorporate 2-way communication to and among residents. Tim and Dennis will investigate. Krista will contact Brendan to post Board minutes.
- Not discussed: Dave reported the beavers are building a dam below the existing dam on the lower pond which will affect the water level. Dave and Tim are fixing a bridge to cross the river to access the red trail off Chicopee.

New Business:

- PPOA received a NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT for the property at 52 Lombard. James F. & Valerie A. Berthiaume, applicants have filed a Notice of Intent with the Conservation Commission for the Town of Hubbardston seeking permission to remove, fill, dredge or alter an area subject to protection under the Massachusetts Wetlands Protection Act.
- Review expenses, such as Charter communications for Internet and phone. We are charged the business rate. Having a phone at the lodge is needed for emergency use. Consider adding TV and AV equipment at the Lodge for meetings. Consider wifi thermostats. Consider cameras for security- may require a license.
- Sherry Brooks is retiring from handling lodge bookings. Need to find someone(s) to handle the Lodge bookings and related duties: handle keys, purchase paper goods, and ensure the lodge is cleaned. Sherry will write-up the job descriptions. Consider options for online scheduling. Will announce at the annual meeting. Thanks to Sherry for her long-time service!

Motion to adjourn made by Lee, and seconded by Bill P. Meeting adjourned at 8:04 p.m.

Minutes prepared by Krista Goguen