

## PPOA Aug 1, 2023 Monthly Meeting

- In attendance, Board members: Bill Poudrier, Dave Blad, Dennis Majikas (clerk), Lee Carter, Jeanne Carter, Josh Adams (via zoom)
- Associates Jim Ellis (assistant clerk, via Zoom)
- Gail Orciuch (Treasurer) (via Zoom)
- Owners: Brent and Sara Rish (via Zoom), Melinda Palmer (via Zoom), Steve Kemp, Jody Holden
- Dave Blad called the meeting open at 7:13 pm.
- Minutes from the July 11, 2023 were reviewed. Motion to accept made by Bill P., 2<sup>nd</sup> by Lee C. Vote to accept was unanimous.
- July financials. Motion to accept Dave B. and Lee C second. Voted unanimously.
- Electric bill \$70-80. This month \$63.89. Gail says she monitors. Other expenses this month were to Nashoba Analytical for water tests, taxes, plus a payment to mass tax. Income about 1k for maintenance fees. Took in more than we spent.
- Pinecrest google account to be set-up. Any emails to be sent will show it's coming from Pinecrest PPOA owners and all recipients will be bcc'd. Dennis and Brendan will use it to test against the owner list we currently have. However, will test with prototype first to board only. Will report next meeting. Brendan is looking to buy certificate for website from Go Daddy.
- Computer and monitor at lodge is really old. Probably is XP.
- Painting party. Trim on lodge and both sheds. Brent has a bunch of painting supplies he can donate to the cause. Targeting September before it gets too cold and not too hot. Dennis has lots of paint to donate, which may be useful. However, clarification made that staining will be needed.
- Table donated by Lee C. and Jeanne C. and is at the beach. Will need to be stained.
- Some discussion ensued regarding the amount of cash on hand and not invested. Gail suggested putting 5k-10k in a CD and reaching out to Edward Jones (Ryan) for advice. Motion made by Dennis M. to transfer up 10k to Edward Jones, Lee C. seconded the motion. Vote to accept was unanimous.
- Summer BBQ time to start agreed @ 1PM but will need to check with Bill before signs are made.
- Bill P. is working on a list of past due unbuildable lots. Work still in progress.
- House on Abenaki; septic was approved by board of health. Jim E. suggested checking with Kevin Hazel to see if he remembers zoning restrictions. Bill H was supposed to be going to the permit meeting and we're awaiting word on how that went. Dennis M. will check similar situation in Sterling.
- A proposal for TV for the lodge with a sound system was discussed. \$1500 estimated for new TV, installation, wiring, sound system. Dennis M. will get a written proposal to bring to next meeting. Board is favorable, but we need a written proposal. Still pending.
- Bill H. brought up there is interest in putting a mobile communications tower on PPOA property. Bill P. wants to gather more information. A motion was made for Bill P. to investigate the possibility of a tower that would generate revenue for the association. Dennis M. seconded the motion. Board agrees it would require a full association vote before any final agreement is made to approve anything. Still pending.
- New Business
- Lee C. and Jeanne C. noticed a Kayak chain that may have been cut and noticed several more unlocked. Jim E. suggested looking at boats locked for more than a year and look at selling them. Dave B suggested having a boat sticker and a number. Jim E. confirmed we already

have stickers. Jim E. has a spreadsheet of boats (3) in neighborhood. Lee C. suggested taking every unlocked boat and locking it. We need to purchase new locks to do this. Also need a sign stating that unlocked boats will be removed. Lee C. made a motion for the signage, Josh A. seconded the motion. Vote to accept was unanimous.

- Steve Kemp suggested another treatment from Solitude. Jim E. suggested next spring might be a good time to do this. Jeanne C. suggested setting up a special meeting to fund this initiative. Lee C. will get pricing from Solitude.
- Complaint from resident on Seminole Ave about doggie daycare. Homeowner will have to make a formal complaint to the town.
- York rake is needed to smooth beach due to all the rain. Dave B agreed to do this.
- Motion to adjourn made by Lee C., 2<sup>nd</sup> Bill P. Meeting adjourned at 8:25 p.m.

Minutes prepared by Melinda Palmer