

Pinecrest Property Owners Association 2013 Annual Meeting

Welcome



- [illegible]

2012 Annual Meeting Minutes

Meeting time and place: Meeting convened at 3:00 PM at the Lodge.

Attending: Dave Blad, President; Deb Daley, Treasurer; Sherry Buoniconti, Clerk; Walter Ducharme, Associate; Jim Ellis, Associate; Nancy Eichenberger, Associate; Dennis Majikas, Board Member, Brandon Buoniconti, Associate; Bob Brooks, Board Member and 12 other Associates.

Review of the Minutes: Motion to accept James Garrity, 2nd Kathy Airolti

Treasurer's Report: (See attached copy) James Garrity, 2nd Kathy Airolti

Review Annual Portfolio Chart: (See attached copy)

Operating Budget: (See attached copy)

Balance Sheet: (See attached copy) Pond treatment in the 2012 budget, installed hot water heater, liability insurance 4500.00 (biggest expense), barn repair closed copula, working on quotes for beach sand.

Projected Budget 2013: (See attached copy) James Garrity, 2nd Kathy Airolti

Maintenance fee of 150.00 and assessment fee of 18.00 (46 full payments have been posted as of 5/6/2012 Jim Garrity, 2nd Kathy Airolti)

Discussed why some residents are not paying the maintenance fee: Kathy Airolti suggests polling the residents that do not pay and find out why. Further discussion about this subject matter will resume at the June monthly meeting. Lisa Leger and Dennis Majikas will help with polling the residents. Discussed liens on properties of residents that do not pay the 18.00 fee, this would cost 125.00 per lien and this would not be a good financial decision for us at this time.

Reviewed Capitol Plan: (See attached chart)

Pond treatment coming up in June at the cost of 3500.00. We are also in need of a new swing set, this will happen if the budget allows. Our dams are in need of maintenance (dams are inspected every 10 years and ours passed just a few years ago) all residents must be vigilant and let the board know if they see a problem with the dams. The ground above the septic is dipping and the lodge is also in need of repairs. We need to make sure our priorities are in order. We are reminded that there is a 4800 gallon septic tank across from the lodge that we might be able to use in the future if the lodge septic fails.

Total Net Worth: (See attached chart)

Finished Business

July Beach: Party Great job Josephine!

New Trails: Great job Dave and Brandon!

Lodge Rentals: Josephine will resume unless a volunteer arises to take over. We had 840.00 in income from lodge rentals!

Pinecrest Barn: Barn is on the market and Donna Warfield is screening potential buyers. To date we have had 12 viewings, but no offers yet. The barn will be on the market until October, if it does not sell we will take it off the market and revisit in April 2013. If an offer comes in before October and is 75,000 or above the board can approve the offer if the offer is under we will need to hold a special meeting. We have thought of tearing down the barn, but we have not obtained an estimate. We have also thought of refurbishing the barn, but this would be more than the budget allows. Jim Garrity, 2nd Mary Lou Ingemie

Canadian Geese Issue: We have an issue with the geese at the beach they are pooping all over the beach areas. Jim has looked for the nest, but was unable to find it. Please feel free to scare the geese off the beach!

Water Testing: Water testing is done every other week; if we have a problem it will be every week until it is corrected.

Fall Clean up: Event will be run by Jim Ellis on May 19th with a rain date of May 29th. We have lots of planned chores hope everyone is able to lend a hand.

Weed Treatment: The pond was treated last August for lily pads and it was successful, there was clear evidence that pads were dying. ACT will come and treat the areas that were missed in August. The pond will be treated for the Milfoil weeds in June. The beach will be closed for 1 to 2 days.

Recreational Events: Brandon and Sherry Buoniconti will be out party Champions. We have a July beach party planned this will be a B.Y.O.E. event.

Pinecrest Board of Elections:

Sherry Buoniconti has been elected to the clerk position Walter 2nd Dennis

David Blad will remain in the president position Jim Ellis 2nd Mary Lou Ingemie

Nancy Eichenberger elected to the Board BJ 2nd Deb

Boats and Canoes: To date 8 boats/canoes are secured at the beach (reported by Kathy Airolti)

Meeting adjourned 5:14 Kathy Airolti 2nd Jim Ellis



Income & Operating Budget FY2013

FY 2013 Budget	a/o 03/31/13		
EXPENSES	PLAN	ACTUAL YTD	VAR. YTD
Town of Hubbardston (Taxes)	\$ 2,300.00	\$ 3,359.75	\$ (1,059.75)
United Site Services (Porta Potti)	\$ 375.00	\$ 433.52	\$ (58.52)
Comm of Mass (Corp. Fee)	\$ 15.00	\$ -	\$ 15.00
Verizon (Telephone)	\$ 780.00	\$ 814.47	\$ (34.47)
National Grid (Electric)	\$ 545.00	\$ 462.64	\$ 82.36
Allied Waste (Trash)	\$ 280.00	\$ 292.00	\$ (12.00)
Lodge Security	\$ 208.00	\$ 429.19	\$ (221.19)
USPS (Stamps)	\$ 178.00	\$ 212.56	\$ (34.56)
Broberg Insurance (Liability)	\$ 4,417.60	\$ 5,285.00	\$ (867.40)
Broberg Insurance (Lodge replacement)	\$ 1,042.80	\$ 1,042.80	\$ -
Huhtula Oil (Fuel)	\$ 800.00	\$ 1,726.01	\$ (926.01)
PO Box	\$ 47.00	\$ 48.00	\$ (1.00)
Berkshire Lab (Beach water testing)	\$ 359.00	\$ 368.00	\$ (9.00)
US Treasury (Taxes)	\$ 100.00	\$ -	\$ 100.00
Commonwealth of MA (Taxes)	\$ 460.00	\$ 9.00	\$ 451.00
Clean furnace	\$ 150.00	\$ -	\$ 150.00
Lodge inspection: Town of Hubbardston	\$ 40.00	\$ -	\$ 40.00
Beach fee: Town of Hubbardston	\$ 75.00	\$ -	\$ 75.00
Legal (Advice)	\$ 200.00	\$ 1,075.00	\$ (875.00)
Miscellaneous	\$ 225.00	\$ 128.78	\$ 96.22
Easter egg hunt	\$ 100.00	\$ 97.44	\$ 2.56
Halloween party	\$ 125.00		
Beach Party	\$ 150.00	\$ -	\$ 150.00
Sliding party	\$ 55.00	\$ -	\$ 55.00
Lien settlement recording fee	\$ 150.00	\$ -	\$ 150.00
Stationary	\$ 15.00	\$ 376.51	\$ (361.51)
Web Site	\$ 30.00	\$ 56.37	\$ (26.37)
SUB TOTAL EXPENSE (Operating Plan)	\$ 13,222.40	\$ 16,217.04	\$ (2,994.64)



Budget FY2013-2

MAINTENANCE & IMPROVEMENTS	PLAN	ACTUAL YTD	VAR. YTD
Beach sand	\$ 300.00	\$ -	\$ 300.00
Lodge Septic Cleaning	\$ -	\$ 435.00	\$ (435.00)
Lodge monthly cleaning & supplies	\$ 450.00	\$ 594.39	\$ (144.39)
Clingons (Auto ID's)	\$ 210.00	\$ 252.78	\$ (42.78)
Signs	\$ 400.00	\$ 35.04	\$ 364.96
Tractor fuel & mowing supplies	\$ 350.00	\$ 101.91	\$ 248.09
Lodge chimney/furnace repair	\$ -	\$ 554.00	\$ (554.00)
Dam repair/maint.	\$ -	\$ 84.07	\$ (84.07)
SUB TOTAL MAINTENANCE & IMPROVEMENTS	\$ 1,710.00	\$ 2,057.19	\$ (347.19)



Budget FY2013-3

INCOME	PLAN	ACTUAL YTD	VAR. YTD
Payments FY 2012	\$ 13,678.00	\$ 13,064.00	\$ (614.00)
Lodge Rentals	\$ 840.00	\$ 600.00	\$ (240.00)
Lions Lodge Rental	\$ 700.00	\$ 700.00	\$ -
Beach Party	\$ 20.00	\$ -	\$ (20.00)
Interest (GFA Checking)	\$ 8.00	\$ 4.21	\$ (3.79)
Interest (GFA Savings)	\$ 35.00	\$ 74.52	\$ 39.52
Interest (Merrill Lynch)	\$ 10.00	\$ -	\$ (10.00)
Dock fees	\$ 100.00	\$ 100.00	\$ -
Miscellaneous	\$ 100.00	\$ -	\$ (100.00)
TOTAL INCOME	\$ 15,491.00	\$ 14,542.73	\$ (948.27)

SUMMARY	PLAN	ACTUAL YTD	VAR. YTD
SUB TOTAL EXPENSE (Operating Plan)	\$ 13,222.40	\$ 16,217.04	\$ (2,994.64)
SUB TOTAL MAINTENANCE & IMPROVEMENTS	\$ 1,710.00	\$ 2,057.19	\$ (347.19)
TOTAL EXPENSES	\$ 14,932.40	\$ 18,274.23	\$ (3,341.83)
TOTAL INCOME	\$ 15,491.00	\$ 14,542.73	\$ (948.27)
NET CASH FLOW	\$ 558.60	\$ (3,731.50)	\$ (4,290.10)



Proposed Operating Budget FY2014

FY 2014 Budget				
EXPENSES	2013 PLAN	2013 ACTUAL YTD	VAR. YTD	2014 Plan
Town of Hubbardston (Taxes)	\$ 2,300.00	\$ 3,359.75	\$ (1,059.75)	\$ 3,200.00
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TOTAL INCOME	\$ 15,491.00	\$ 14,542.73	\$ (948.27)	\$ 14,643.00
NET CASH FLOW	\$ 558.60	\$ (3,731.50)	\$ (4,290.10)	\$ (1,044.00)

POTENTIAL ELIMINATION

Porta Potty	\$ 450
Car Stickers	\$ 250
Parties	\$ 430
Furnace Cleaning (Bi-Annual)	\$ 100
Beach Fee (Bi-Annual)	\$ 75
Beach Signs	\$ 350
Lien recording fee	\$ 150

SAVINGS

TOTAL **\$ 1805**



Capital Plan FY2014

- New Beach Sand/Grading/Swing Set Prep \$1200 Completed
- New Swing Set \$ TBD
- Dam Repairs per Tighe & Bond Report \$ TBD
- Legal Fees for Covenants 20 Year Renewal
Effective 2014 \$ TBD



Announcements

Please Make an Effort to Attend the

PPOA SPRING CLEAN-UP



When: Sunday, May 19, 2013

Rain Date, Sunday May 25, 2013

Time: Starting 9:00 at the beach.

Bring: Bring gloves, clippers, rakes, saws, and hoes. We also need a few people to volunteer to bring weed-whackers, chain saws or hip waiters.



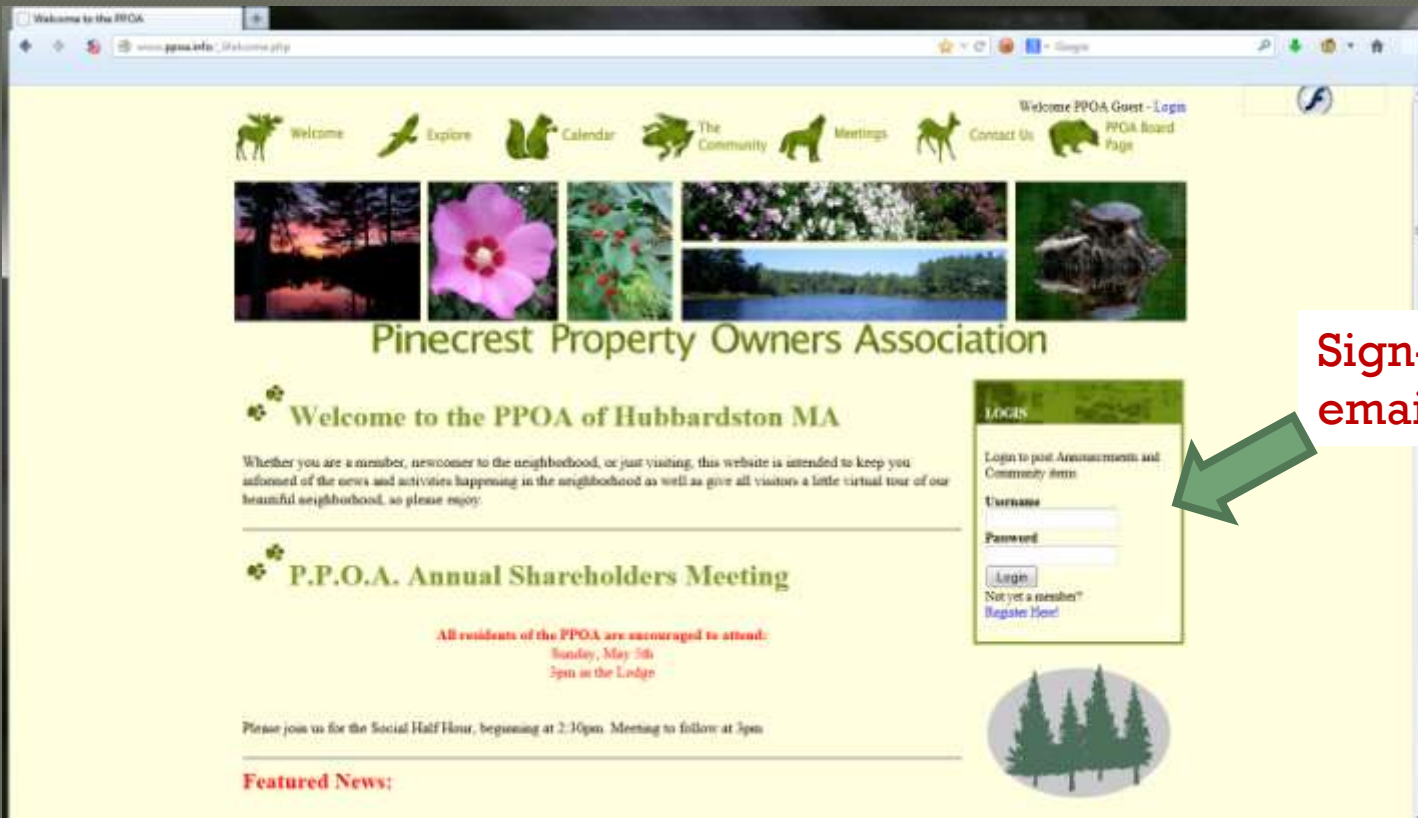
Planned Projects:

- Picnic table refurbishment and placement
- Lodge perimeter maintenance
- Put out swim floats
- Trash clean-up
- Weed whack horseshoe pit
- Trail Maintenance

Call Brandon at 820-1223 with any questions.



Web Access & Info



Sign-up here for
email updates

<http://www.ppoa.info>



Finished Business

- Sale of barn at 80 Bemis Road
- Updated lodge security system
- Lodge Maintenance
- Cushman Pond weed treatment project
- Dam evaluation
- Finished legal review of existing covenants
- Beaver control
- Updated welcome package, now includes renters
- Beach work



Sale of Barn

- Barn sold for \$77,000.00



Lodge Maintenance

- ◉ Furnace repair
- ◉ Septic pumped
- ◉ Chimney brick sealed
- ◉ Security system update



Cushman Pond Weed Treatment



Dam Project

- **The state of Massachusetts Dam Safety Statute requires all dams be registered, inspected, regularly repaired and maintained.**
- Accepted proposals from Tighe and Bond of Worcester and Diving Solutions (Rhode Island) to complete a comprehensive and professional evaluation of Cushman Pond dam.



Tree Removal

- Trees & brush within 20 foot radius of dam removed
- Removed 1 tree & brush
- Wires prevented removal of a 2nd tree
- 2nd tree will require professional help



Legal Review of Covenants

- Renewal deadline June 2014
- Clare Frain Brekka, of Brekka & Brekka, Hubbardston, reviewed current covenants
- Clarified mistakes in 1994 covenants
 - Scriveners error & Missed one lot on Abenaki
- Corrections required a title search, Charles P. Ball of Ahalt, Ball & Brodeur, Worcester



Beaver Activity

- ◉ Related to low pond levels
- ◉ Presentation by Jay Begin of research and evaluation of beaver activity
- ◉ Recommendation: co-existence



Welcome Packages

- Welcome packages now distributed to renters in addition to all new property owners



Beach Rennovation

- Old play set demolished
- Grass removed
- Beach area extended and resurfaced
- Added 20 yards of new sand



Beach Before & After



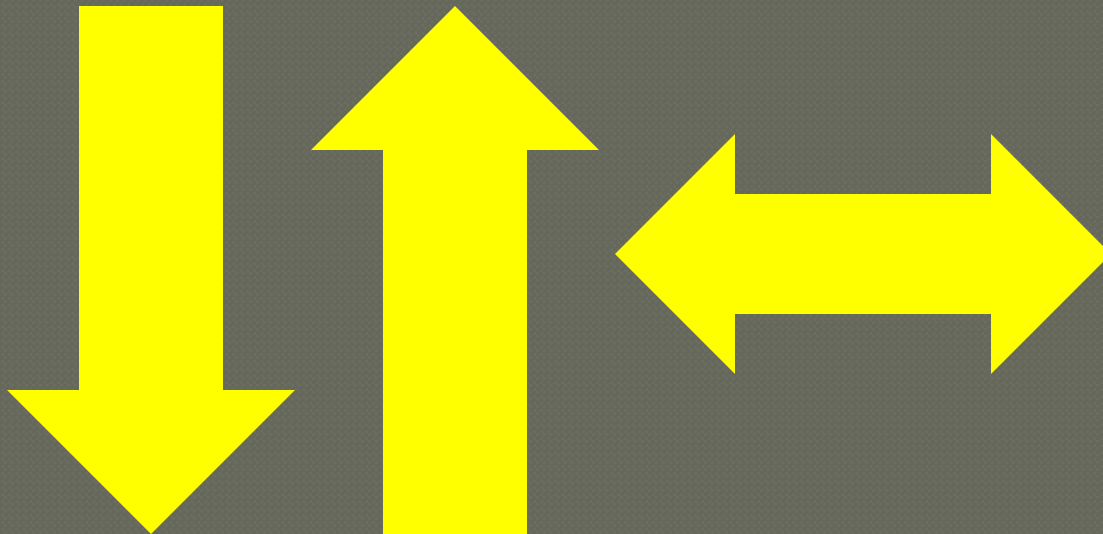
New Business

- Annual membership fee
- Open up lodge rentals to non-members
- Large swing set and slide liability exposure
- Pinecrest board nominations/elections
- Select new play/swing set for the beach
- Covenant extension and the future of PPOA



Annual Voluntary Membership Fee

- Currently set at \$150
- FY15 fee? Decrease/Increase/Same



Lodge Rentals

- ◉ Lodge rental revenue declined
- ◉ Shall we allow rentals to non-members for meetings?



Large Swing Set & Slide

- ◉ A liability insurance exposure.
- ◉ Removing will lower insurance rate by several hundred dollars.
- ◉ Remove or Keep?



Thank You Walter



Board Positions

- ◉ Board Members Stepping Down
- ◉ Renew Board Directors- voting member
- ◉ New Board Directors- voting member
- ◉ Renew Associates- nonvoting
- ◉ New Associates- nonvoting



Beach Swing Set

- \$3700.00 in capital funds
- Dream Jungle Gym
 - Backyard Adventures, Westminister MA
 - $\$2600 + \$144 \text{ MA tax} = \$2744$
 - Includes free installation & shipping
 - Optional \$200 for toddler & infant swings
- Frolic 2
 - CedarWorks, Rockport ME
 - $\$5600 + \$840 \text{ installation} = \6440
 - Option \$350, for adult swing chair



Attributes



Frolic 2



Dream Jungle Gym



Item	Frolic 2	Dream
Price	\$ 6,440.00	\$ 2,744.00
Footprint	24ft x 17ft	25ft x 10ft
Slide	X	X
Swings	3	2
Glider		1
Dash (ramp)	X	
Jacob's Ladder		X
Climbing wall	X	X
Ship's Wheel		X
Telescope/Binoculars	X	X
Sandbox	X	
Trapeze bar	X	X
Cover	Wood	Cloth
Step ladder	X	X
Yardarm	X	

Customizing/Additions

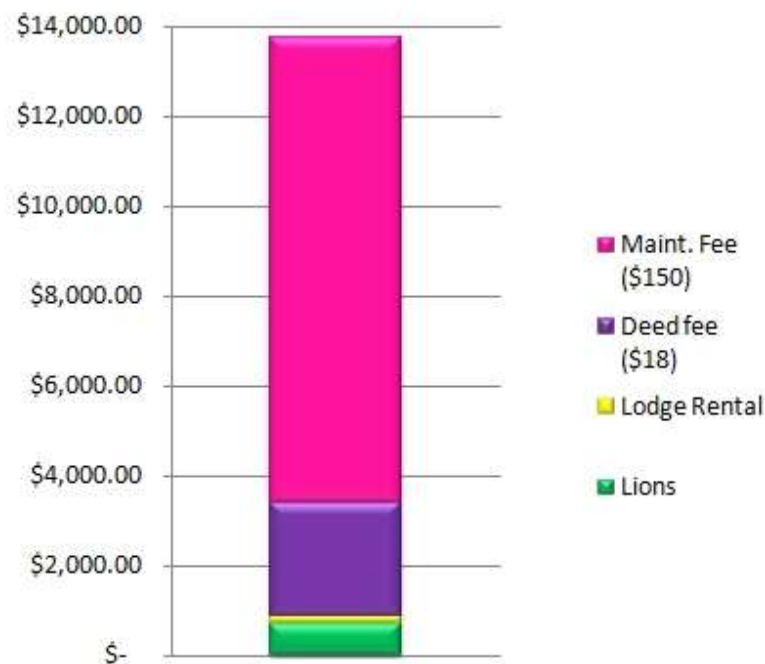
Available for both

Covenants and Proposal

200 Total Home/Property Owners

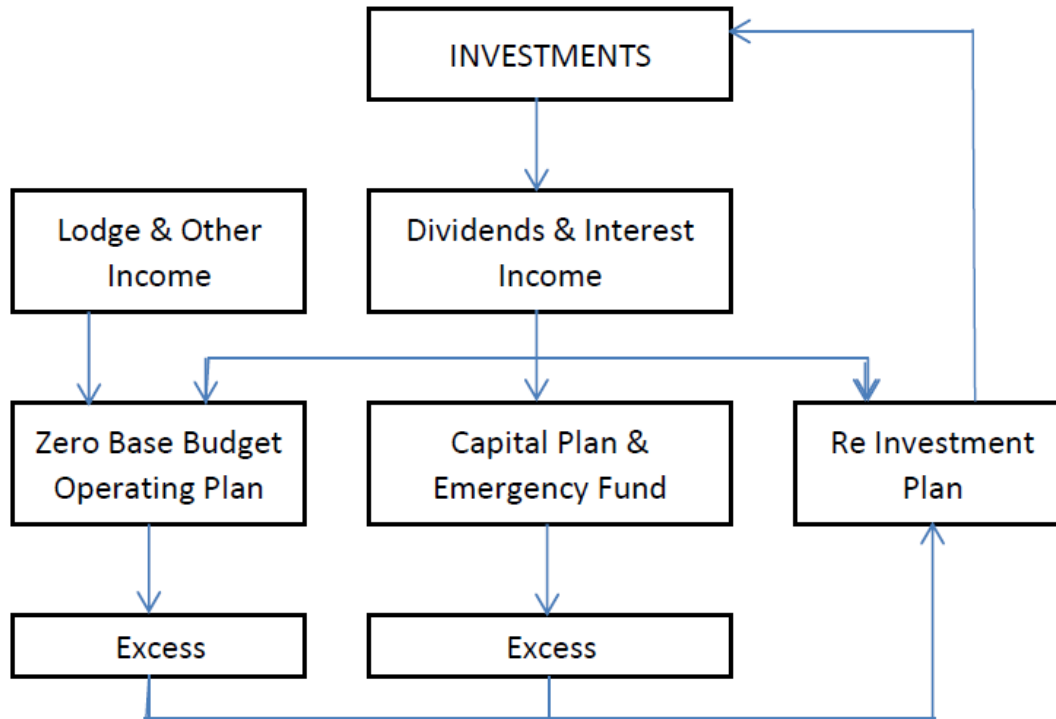


Where the Operating Budget Comes From

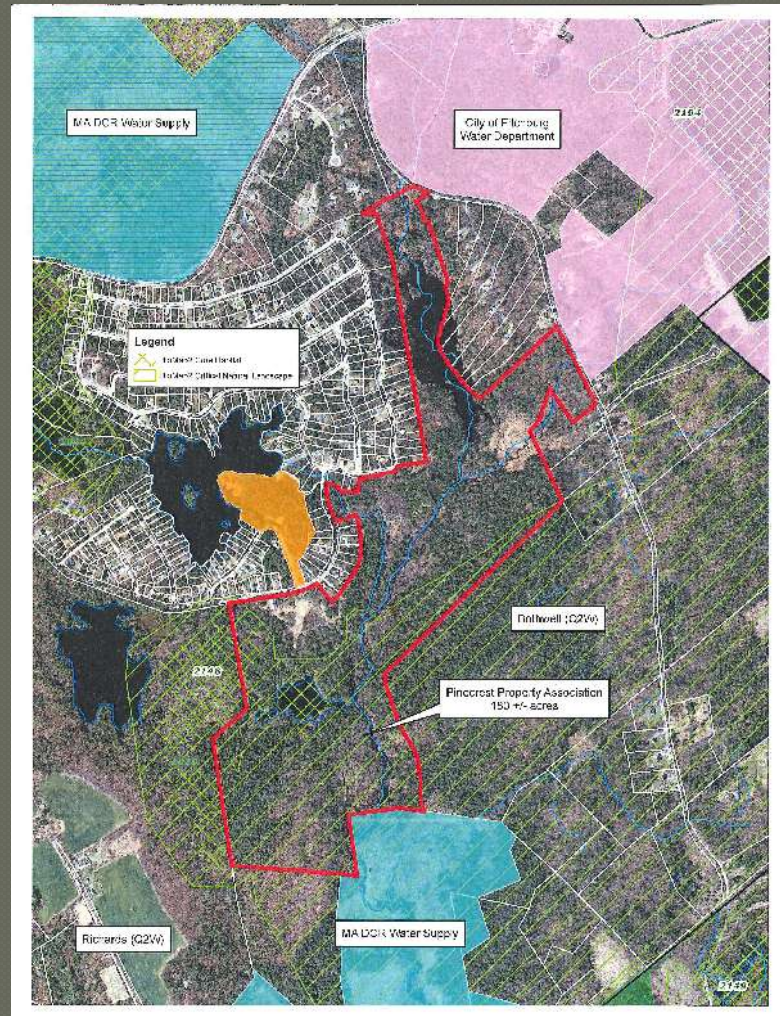


Decision Flow Chart

PPOA NO-FEE PROPOSAL PROCESS



Conservation Restriction Proposal



Adjourn

Thank you

