

PPOA November 2nd, 2021 Monthly Meeting

- In attendance, Board members: Bill Homans(president), Bill Poudrier, Dennis Majikas (clerk), Josh Adams (via Zoom), Jeanne Carter, Lee Carter, Bob Brooks, Associates: Eric Goodheart, Jim Ellis (asst. clerk) Owners: Betty Ann Sharp, Bob Cronin, Melinda Palmer
- Meeting opened at 7:09pm
- Treasure's report. Motion to accept by Lee seconded by Bill Poudrier, unanimously approved.
- Minutes from last meeting. Motion to accept minutes by Bill P, Dennis M. seconded, unanimously approved
- Pond treatment: Letter approved by the board at the last meeting on the status of the pond treatment was sent out electronically to all of those who signed up for shoreline hydroraking. Still waiting for Solitude to send hard copies to all those who signed up. Jim wrote something for everyone for Brendon to post on the web and Brendon has posted it. A walk through with excavation contractor Jay Balderelli occurred on October 21st. The walk through included the PPOA land and several home-owner parcels who have signed up for a large number of hours. Many options were discussed. Jay had a very positive can-do attitude and is willing to do the work. Best approach is to store the material locally on PPOA land since we have the space. Removing trees next to the parking lot behind the fence may be required for more space. We should measure to make sure the distance is acceptable. Check via google. Waiting on an estimate from Jay. Dennis will follow up with Jay.
- Lot being offered to PPOA on Chicopee can be used to access the pond that borders the lots on Chicopee and abuts PPOA land mostly under this pond. No response to Bill H's emails. Bill Homans will try a letter. Bill Homans sent a paper letter and heard nothing. Bill H's will follow up with our Lawyer.
- New signs 7 "Paid PPOA members only" 1 larger at top of parking lot, 1 "No diving": Betty Ann will work with Bill Poudrier to have them made up. Bill made motion to have signs made to not exceed \$250, Lee seconded. Approved unanimously. Betty Ann needs to resend final number of signs to Bill. Bill H. made a motion to increase to \$350 and Lee seconded and approved unanimously.
- Lower pond dam. Investigate dam repair. Jim, Lee and Dave will do a concrete estimate. Dennis to send link to blocks he is thinking of.
- Lodge Water line repair: Need to assess feasibility and cost of putting PEX pipe inside of the existing (leaking) pipe on the well. Bob called and still waiting response. Bill Poudrier suggested digging trench 8 feet from well. to do a hook up in the trench. Dave and Bill to meet at well and take a look. We not able to get around to it last month.
- Lights around lodge and at beach. Jim and Josh tested the lights at the beach. Josh suggested making light live on a timer near dam. Bill P. says big mercury light on peak. Betty Ann said they couldn't get it to work. Bill P. did send a link to an LED light. Josh will take a look at the one near the dam and the one on the lodge when he has a chance.
- Bill Homans is going to ask Lion's club to make additional boat racks and new picnic tables. Bill said they are working two of each for us.
- Jay Begin will try to harvest trees across from lodge. Still no progress.
- First monthly social at lodge on held Thursday, October 14th 6:30pm. Good turnout 12 people fabulous event everyone seemed to have a good time. Next social will be a holiday season social on Thursday, December 9th.
- Communication group had a meeting and meet again at the social lead by Betty Ann. Email blasts and newsletter. Coordinate flyers. Facebook page is now more active <https://www.facebook.com/Pinecrest-of-Hubbardston-380011830574> Let Betty Ann know if you are interested in communication group.
- Seats for swing set in the field arrived and installed by Josh Adam, Jim Ellis and Betty Ann Sharp. One extra seat to replace one of the seats that is failing but not too bad yet, will be left in the office.
- Lien on 25 Abenaki. Nobody has heard anything on this. Gail wanted to send a letter to realtor. Liens have to be filled individually at \$75-\$100. Tack on Lien and lawyer fee to what is owed. Motion made to send a letter by Josh, seconded by Dennis, approved unanimously. Bill says we need to go through small claims court. Melinda to look into our options.
- New Business:

- Finally received invoice for the sanitary survey for the beach testing variance. Need board to approve \$375 for Mark W. Popham, R.S. This is within budget as samplers did not request pay out of the \$30 per sample allocated in the budget. Motion Lee and second by Bill P. approved unanimously.
- Request from seller's attorney of 7 Navajo to release old lien on a property that appears to be paid up. Jeanne made motion and Bill P to have the letter drafted.
- Last rain storm resulted in water inside lodge. Dean Fournier made repairs around the chimney.
- Motion to adjourn by Jeanne second by Lee, approve unanimously Meeting adjourned at 8:30pm.