

PPOA January 3, 2023 Monthly Meeting

- In attendance, Board members: Josh Adams (via Zoom), John Day (via Zoom), At the Lodge: Bill Homans (President), Lee Carter, Jeannie Carter, Bill Podrier, Bob Brooks, Dave Blad, Dennis Majikas (clerk)
Owners: Krista Goguen (via Zoom), Tim Humphrey (via Zoom)
- Bill Homans called the meeting open at 7:08 pm.
- Bill welcomed visitor Rick Clapham from Lion's Club. The Lion's Club presented a check for \$1,000 to PPOA towards the well repair. They also presented a thank you gift certificate to Sherry Brooks. Bill Homans thanked the Lion's club for the donation.
- Minutes from the December 6, 2022 meeting were not posted on the website but were distributed to members. Motion to approve made by Lee to accept and seconded by Jeannie and accepted unanimously
- No Treasurer's report for Dec.
- Pond treatment: Done
- Lodge well repair and water treatment. Bill H. thanked Dave and 'crew' (Bill P., Jim, Tim) who spent several days working on the lodge water treatment and well repair. Dave summarized the work done so far: Treating water with bleach and flushing lines; digging test holes to narrow down where the leak was; digging parallel line and digging out old concrete; hauled sand to fill in. Jim supervised Well repair. Gail has already paid for the well installation. Dave expressed concern that the well electrical connection is now below ground. Josh confirmed that is common practice. Dave calculated the cost for backhoe and trailer rental would have cost several thousand dollars and he suggested the Board consider compensation for equipment and time: Bill and Tim will be paid \$100, Dave \$1325 will submit to Gail. PPOA already approved \$5,000.
- New signs, Josh will install the last 2 new signs
- New Playground equipment for the beach. Go fund me donations were refunded and new checks were collected. We are getting closer to our goal [need exact amounts?]. Still planning to install the new equipment in Spring. Old equipment will be donated to residents. Jeannie and Lee increased donation to \$250
- Friendship Fireplace. 16 people attended on Dec 8. No date set for next friendship fireplace. Considering a weekend afternoon for a sledding party or in early March.
- Lodge trim needs to be painted, tabled until spring. Will also paint sheds at lodge and beach. Jeannie and Lee will repaint the Pinecrest signs.
- New Stove for Lodge. Board approved purchase for new larger electric stove to be paid for by the Lion's club. Josh pointed out a new electric stove may need additional wiring (4 wire instead of current 3 wire). Bill H. will go to look at options for stoves. Will need to relocate the fridge and a cabinet to accommodate a larger stove.

New Business:

- Bill H. asks Board members to consider 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.. We could also enlarge the 2nd bathroom to a full bathroom with a shower. We will need to investigate cost and options.
- Improve 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. We will need to make sure we have current contact information for residents, e.g. Collect residents information from the billing list or consider a separate mailing to each household with a request to provide contact info. Dennis and Tim H. volunteered to set up a database to facilitate communication. Tim suggested considering a range of free communication tools in addition to email and the website, such as the PPOA Facebook page and linking them together. Krista suggested we check to make sure we are using all the website capabilities. Dennis suggests also considering electronic billing. It could save the association money on postage.
- 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.

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

Minutes prepared by Krista Goguen