

## PINECREST PROPERTY OWNERS ASSOCIATION

Annual Board Meeting Minutes for Sunday July 15,2018Pincrest Lodge

BoardAttendees: Bill Homans, President; Gail Orciuch, Treasurer, Eric Goodhart, Clerk, Directors: Dennis Majikas, Bill Poudrier, Bob Brooks, John Day, Dave Blad,and 42 Property Owners.

Following the 1 to 2 Social Hour the

Meeting was called to order by Bill Homans @ 2:05 PM.

The Board reminds all residents that the monthly meetings are normally held on the first Tuesday of the month and are open to all PPOA property owners.Check the website the for any changes.

President Bill Homans thanked everyone for adjusting their schedules to attend the meeting normally held the first Sunday in May. He also expressed appreciation for all those volunteers on the board and others who helped out throughout the year in beach cleanups. Though there was no Beach Party BBQ last summer, there will be one on Saturday August 25, this year. A welcome was also extended to the new home owners.

Jim Ellis for goose abatement and trail maintenance  
Gail Orciuch for treasure's duty and database upkeep  
Bob and Sherry Brooks for Lodge rentals  
Bill Holmans for plowing  
Jay Began for mowing  
Eric and Carol Goodhart and for entry board decorating  
Brendan Toupense for being Webmaster  
Betty Ann Sharp for presentations slides

**Minutes from 2017 Annual Meeting** were reviewed by President Bill Homans. Jim Garrity made a motion to accept; seconded by Bob Cronin and accepted by a unanimous vote.

**Treasurer's Report** ~ Treasurer, Gail Orciuch went over the complete PPOA annual Fiscal report illustrating the income and expenses going back to 2009. The last two fiscal years the income brought in was higher than expenses. (the first time

in since 2011 and 2012. In fact, there was a record income of \$20,200 in cash this year which resulted in \$4,143 over expenses projected in the Operation Budget for fiscal year 2018.

The increase in cash income came about in large part because of the diligent efforts by the Board, particularly Gail Orciuch and Bill Poudrier, to track payment records going back to 2009. They and Bill Homans prepared a letter reviewed by the PPOA attorney which was sent to those property owners who had not paid their mandatory annual dues of \$18 and recently \$135. In addition, there has been an increase in the number of homeowners who have paid the full \$168 for both the Beach membership and mandatory fees. Everyone appreciates the increase in participation. Even though there are some homeowners who do not take advantage of those amenities, by keeping the beach, lake and trails clean and overall maintained with fresh sand, it adds to their own home value when it comes to sell.

The PPOA investment portfolio realized an annualized return of 5.74% as of March 31, 2018. Total investment value is \$213,494. Plus, cash of \$16,862 gives a total portfolio value of \$230,356...an increase portfolio value of \$114,932 since 2003. The complete fiscal year's reports are elsewhere on this website.

[Representative, Ryan Laliberte](#). The Board is pleased with the Mr. Laliberte's periodic visits to discuss the performance of the PPOA funds in the managed portfolio by the firm's investment professionals in St Louis, MO. The Board has been conservative in the allocation of the funds which can best be describe as [passive as compared to active](#). That strategy has been a good one over the past year.

A motion to accept the report was made by Kathy Airoidi and seconded by Jim Garrity, followed by a unanimous vote.

## **Old Business:**

**Liens:** The Liens on properties that are in arrears for any unpaid mandatory annual fees going back to 2009 will be sent out in September after a final updated list of homeowners is made. There will be an annual interest of 14% applied. All past due payments on both single-family homes and privately-owned lots are included in the Lien which will be processed at the [Worcester County of Registry of Deeds](#).

**Lodge Water Source Repair:** Because of the weather and busy schedules by everyone, the repair of the 700' water line from the well to the Lodge has been on hold, until the fall, schedules permitting. To keep the cost down some of the Board members with the equipment and expertise have volunteered to do part of the work. Last fall the source of the water line from the well to the Lodge was identified. People taking advantage of the Lodge for special family gatherings and other events, in the interim, are turning the pump on when using the Lodge and no difficulties have been reported. Nonetheless the Board regrets any inconvenience.

### **New Business:**

**Covenants** ~ Bill Homans explained the reason for the Amendment of Covenants and Restrictions for what is legally known as the "Pinecrest Subdivision" in Hubbardston. Though the Covenants say in paragraph 1 the restriction prohibiting anything other than a single-family dwelling with a private garage, a lot has been sold that does not comply with that restriction.

Paragraph 1 read as follows: *All lots in this subdivision shall be used for residential purposes. No structure or building shall be erected, altered, placed or permitted to remain in any lot, other than one single family dwelling together with an appurtenant private garage, car shelter, boat house and wharf or pier.*

To clarify the intent of the Covenant restrictions the following paragraph was added to the Covenants. *No lot which sits unimproved by a single-family dwelling as set forth above may be used as a campground, or as a base camp for hunting, fishing, swimming, hiking or other recreational or outdoor activity. No tents or recreational vehicles may be erected or kept on an unimproved lot.*

Bill Homans opened the discussion of the additional statement. Sharon Bessette, whose home abuts the recently purchased non-buildable lot#586, clarified the meaning of "residency" in the Town of Hubbardston.

Our community was once a vacation/camping community owned by the American Central Corporation. That has long been no longer the case. Since 1965 the Covenants have clearly stated what is noted above in the referenced "Paragraph 1"

Bill Homans reported that local realtors have been reminded of these restrictions with letters from the PPOA attorney.

One long time homeowner, rejected the restriction. His family has long held on to property to possibly eventually sell for use as a camp ground. The Board regretted such a sale could not be authorized. Nor has it been, since 1965.

Dennis Majikas, Kathy Airoidi and others made statements pointing out the residential aspect of what is the PPOA and agreed that property values would diminish if lots, not owned by current residents, were used as permanent or temporary camping areas.

Kathy made a motion that a vote be taken. It was seconded by Jim Garrity. The vote 41 for yes and 1 for no, to approve the added verbiage into the Covenants.

**Boy Scouts** ~ The local Westminster chapter of the Boy Scouts is no longer being sponsored by the PPOA. We were happy to give them use of the Lodge for their alternate Tuesday meetings over the years at no charge. In exchange they helped out occasionally in cleaning up the beach and trails. We appreciate their participation. They are now meeting elsewhere. The Board wishes them to have membership growth and ongoing success in their communities.

**Beach Maintenance** ~ Kathy Airoidi reminded everyone that the canoes and other navigable water vessels should be secured. Part of the PPOA expenses covers the much-needed liability protection in case of injury during the unauthorized use of boats. No need to make it easy for someone to easily use a boat without authorization. If the reader has one at the beach, take note. It was decided to not have a boat rack built and that securing with a chain lock will suffice at this time.

Bob Cronin brought up the fact that the buoys around the perimeter of the swimming area have seen MUCH better days. The Board will be seeking replacement of the buoys in-time for the 2019 summer season. Thank you, Bob.

**Weeds in the Lake** ~ Jim Garrity brought up the fact that though the lake has been lowered every other year, the weeds have increased. He suggests to reconsider a safe chemical treatment. Board President, Bill Homans, asked Jim to research that proposal and submit it to the Board.

**Annual Mandatory Maintenance Fees** ~ For the last two years, the mandatory property owner maintenance fee has been \$133 and for those who wish to use the beach, and lake for boating and fishing along with access to the vast hiking trails that would be an additional \$35/year. There has been a welcomed increase in full membership and fee participation at \$168/year. If all property owners were to pay an amount that would cover the average annual budget of \$21,000 and not require dipping into the PPOA investment portfolio. The latter would then be held in reserve to grow over time for major projects that would be voted on by the entire PPOA community. President Bill Homans opened the discussion up to consider that mandatory Maintenance Fee figure to be set at \$170/year.

A homeowner, voiced concern that such a step would lead to annual increases in the fee and not be fair. He was assured that this figure would not ever be changed without a demonstrated need to do so and that a vote by ALL homeowners at the annual meeting would be needed to change it. The figure is not arbitrarily set or changed by the Board alone. It is the Board's responsibility to be fiscally responsible for the Association's portfolio and frugal in how money is spent.

It was mentioned that for 20 years the mandatory fee was an absurdly low \$18/year. That amount did not nearly cover expenses, thus the investments needed to be drawn down over the years. As the current fiscal year shows, over the last three years bills are being paid with no need to tap into investments. Part of the reason for that has been the aforementioned increase of delinquent back payments.

A motion was made by Kathy Airoidi to place the figure of \$170/year up for a vote. Seconded by Bob Cronin. The vote to increase the mandatory fee to \$170 and require no membership fee was 36 for and 6 against. That all-inclusive fee will go into effect in the 2019 fiscal year.

**Annual Beach Party Bash** ~ Reminder to all residents that there will be a BBQ and open invite to all residents of the PPOA on Saturday, August 25 from 1 PM on. The Board will try to purchase fresh sand for the beach prior to the event. It has been three years since the last time fresh sand was spread.

## **Dates to Remember:**

Annual Beach BBQ Party: Saturday August 25<sup>th</sup> @ 1 PM on....

Fall Beach and Trail Clean up: September 15<sup>th</sup>

Motion to end the meeting by Bob Brooks and 2<sup>nd</sup> by Bill P. Meeting concluded at 4:20PM followed by a social hour. Submitted by Eric Goodhart, Clerk (978) 820-1295