

# PINECREST PROPERTY OWNERS ASSOCIATION

---

Board Meeting Minutes for Tuesday, October 6, 2015

Pinecrest Lodge

Board Attendees: Bill Homans, President; Directors: Bob Brooks, and Bill Poudrier, Eric Goodhart, Clerk; Associates, Jim Ellis and Betty Ann Sharp

The meeting was called to order at 7:12.

September Meeting minutes were reviewed and accepted as is following a motion by Bill H. and seconded by Eric.

## **Treasurer's Report:**

Treasurer Gail Orciuch was unable to attend. The monthly treasurer's report was not reviewed. It is on the PPOA website now.

What is important is that the PPOA is very dependent on annual maintenance fees and membership dues being paid. The latter is voluntary. But budget estimates this year are for \$12,852 for the mandatory annual maintenance fee of \$68 from property owners. Income from fees currently is (\$4,318) short. As of this meeting, there are still 64 property owners who have not paid the \$68.

Membership dues were optimistically projected at \$18,900 but are presently (\$12,674) short. The voluntary PPOA Membership dues of \$100/year, entitles Members to walk and hike the beautiful groomed walking trails, explore the water ways, full access to swimming, boating and fishing on Cushman Pond. Without such financial support, by even those who do not take advantage of such "extras", puts undo strain on the budget. It puts a limit on the Association's ability to repair old water pump systems, taking proper geese retardation measures, Lodge repair, picnic table and playground repair, and keeping Cushman Pond free of oxygen starving botanical overgrowth, thus making all our homes more valuable when it comes to sell them.

We all have to admit, that whether or not we choose to take advantage of the beautiful, peaceful walking trails and Cushman Pond, no one is shy about using

them as a selling point when it is clearly to our advantage to do so. However, without more members taking part, we will be hiding the fact that the Pond is nothing more than an overgrown swamp, particularly in the summer months.

## **Old Business**

The discussion on resolving the perennial Eutrophication problem continued. Eric Goodhart has not received an answer from WPI's *Institute on Project Based Learning*. He plans to follow up.

But raking the pond bottom along the shore is a measure that is being considered. The cost is unknown at this time. A water level "draw down" in the fall and winter is an effective control for some of the vegetation in the Pond. But may not be done this year.

---

Bill Poudrier questioned the peculiarly high electrical bill for the Lodge. Lodge and discovered that the water pump was adding to the KWH usage. His Holmesian investigation over several days of experimenting and monitoring the electric meter indicated that the antiquated water pump, which is likely leaking, is running more than need be and in fact, should be replaced.

Dennis Majikas, who has over three decades of experience, with the PPOA's challenges offered some insight into the history of the pump and ideas to fix the problem. The Board will be following up on his suggestions and get estimates for replacement of the water pump, including the underground pipes leading up to the Lodge.

---

Bill Homans pointed out the need to replace the picnic tables on the beach. He was to ask the Lions Club to consider paying the expense for the materials. The PPOA is no longer asking them to pay for their monthly use of the Lodge. The Boy Scouts will be asked to construct the new tables as one of their 2016 community improvement projects.

---

The annual end of summer Beach and Trail Clean Up, organized by Jim Ellis, went well, albeit with only a few participants. Thank you, Jim, Bob Brooks, Dave Blad, John Day and various dedicated scout members.

As part of the sign replacement plan throughout the common areas, Bill H. suggested a list of full paying members be posted at the Beach and Lodge. The proposal was passed unanimously.

Meeting was adjourned at 8:40.

Submitted by Eric Goodhart, Clerk

(978) 820-1295.

---