



Annual Meeting of Pine Point Associates

May 29, 2011

APPROVED MINUTES

The annual meeting of the Pine Point Associates was held on May 29, 2011 at the Rec. Hall. Those in attendance were President, Arnie Burke; Vice-President, Steve Deschenes; Treasurer, Helene Savage; Secretary, Becki McCarthy; and members of Pine Point Associates.

Arnie called the meeting order at 10:14 a.m.

Helene took a roll call and, with 27 members in good standing in attendance, a quorum was met.

Motion by Mindy Smith, seconded by Mike Savage to accept the minutes of May 29, 2010, and the motion carried unanimously.

Committee Reports

Treasurers Report:

Helene presented the 2010/2011 financial report.

Motion by Paul Doherty, seconded by George Hatfield, Jr. to accept the Treasurer's report as presented and the motion carried unanimously.

Dock Report:

George Hatfield, Jr. stated that there is no one currently waiting for a dock and that no issues can be addressed until the passage of the new bylaws.

Road Report:

Ken McGowan reported that the time ran out last year before some of the appropriated funds were expended. He stated that repairing a sinkhole on Smith St. in early spring resulted in a cost of \$141. In addition, Ken said that cold patch will be needed to fill some large potholes on Gulf Road and he will request funds for a professional to repair three large patches. A culvert on Smith St. will need to be addressed as well.

Beach Report:

Ken McGowan reported that thanks to Johnny Carr, the beach is in good shape, though it could use one or two loads of soft sand.

Recreation Hall Report:

John Morrison pointed out some repairs done to the east wall of Rec. Hall. He said a sill was replaced and will need to be back-filled. Stain is still needed. He added that the Rec. Hall has been used for many gatherings.

Legal Report:

John Morrison stated that he had multiple meetings throughout the year with the lawyer with regard to the bylaws and things have moved forward, resulting in the draft that was presented to the members.

Arnie thanked John for his dedication and time spent on revamping the bylaws.

Motion by Mike Savage, seconded by George Hatfield, Jr. to nominate Steve Deschenes as President, and the motion carried unanimously.

Motion by Arnie Burke, seconded by Natalie Mitchell, to nominate Judy Royce as Vice-President, and the motion carried unanimously.

At this time, Steve took over the Presidential duties and Judy Royce joined the Board.

NEW BUSINESS

Docks:

George Hatfield, Jr. stated that there are compass headings for how docks should be situated in order for there to be room for all. He urged everyone to clean up downed limbs and bring them to the road for pick up.

Roads:

Ken McGowan estimated \$1,000 could repair some potholes outside of the park and that another \$1,000 would fix the Smith St. culvert.

Motion by Arnie Burke, seconded by John Morrison, to appropriate \$2,000 for road repairs, and the motion carried unanimously.

Linda Burke referred to last year's minutes and asked Ken if he had any dialog with the people from out of the park. He stated that he is still pursuing that avenue and that no work will be done past Jack St. unless there is participation from the people from Gulch Mountain.

Beach:

Ken stated that \$1,000 would allow for the purchase of 1 – 2 loads of soft sand to be brought in as well as a few picnic tables.

Motion by Mike Savage, seconded by Nancy Savage to appropriate \$1,000 for beach maintenance, and the motion carried unanimously.

Recreation Hall:

John Morrison stated that \$1,000 would cover the cost of backfill, stain, touch-ups and internal 'fix-ups'.

Motion by Mike Savage, seconded by Arnie Burke to appropriate \$1,000 for Rec. Hall maintenance, and the motion carried unanimously.

Legal:

John Morrison reviewed the proposed bylaws. He stated that he spent considerable time with the committee as well as with the attorney to draft the bylaws. The attorney recommended a strong document in order to have clout when going after residents who do not pay for park maintenance. He suggested getting a post office box, possibly in Deerfield as that location is easily accessible. It was determined that a 'residential lot' can be a dwelling or a vacant lot. There are 72 lots in the park. 36 residents paid dues in 2010.

Motion by Mike Savage, seconded by Arnie Burke to accept the proposed bylaws as presented. A hand vote showed 28-Yes, 3-No, and the motion carried in the affirmative.

Helene reviewed the appropriations:

- \$3,000 Legal Fees
- 3,000 Road Repairs
- 2,000 Insurance
- 1,200 Beach Maintenance
- 1,000 Rec. Hall Improvements
- 1,000 Reserve for emergency expenditures
- 1,000 Snowplowing Donation
- 600 Electricity
- 600 Toilet Rental
- 250 Hospitality Fund
- 150 Website
- 100 Administrative Expenses
- 100 Incorporation Fees
- 85 PO Box
- 80 BINGO
- 50 Pine Point Water
- 6,785 Infrastructure Improvements

Motion by Ken McGowan, seconded by Norm Royce to set the assessments for this year at \$300 per lot, and the motion carried unanimously.

Linda Sullivan requested an area be available at the Beach for emergency vehicles.

Nancy Savage stated that this is the year to re-register the Association's name. Helene Savage will follow up with that.

John Morrison suggested the Association donate \$80 to Labor Day BINGO.

Norm Royce suggested adding provisions in the budget for infrastructure improvements.

Kelly McInerney will be taking tee shirt orders until July 4.

Michelle Sullivan suggested that the Code of Conduct include picking up after dogs at Sunset Beach.

Allison Otis suggested the Association purchase a defibrillator.

Steve Deschenes urged all members to become involved in committees. He reminded everyone of the 10MPH speed limit throughout the Park.

John Morrison spoke to the Northwood Lake Watershed Association's fundraising calendar. With private donations from Pine Point members, a few squares will be 'Friends of Pine Point Park'.

Motion by Rob Smith, seconded by Ken McGowan to adjourn at 11:56 a.m., and the motion carried unanimously.

Respectfully submitted,

Rebecca SJ McCarthy
Secretary

