

Nauset Heights Association, Inc.
Annual Member Meeting Minutes
August 22, 2015

- Jim called the meeting to order at 9:31 AM, welcomed the Members, and explained the August Member Meeting is now the only business meeting of the year.

- He thanked the Brezinas for hosting in such a perfect setting in the midst of our 100 year-old homes. The properties to the south were developed in the 1901-06 timeframe, and those houses to the north were constructed prior to 1915. Paul and Susan Brezina opted to have the customary donation made to the Lower Cape Outreach Council in their behalf.

- Jim read the names of those Members who passed away during the past year and asked for a moment of silence.

- New members were introduced and welcomed – James and Allison Nelson, 23 Standish Road and Greenwich, CT.

- Current Officers and Directors were introduced; Charlie Carlson and Jackie Rockwood were thanked for three years of service as Directors; and Barbara Wigren presented the slate for new Officers and Directors who were approved unanimously by the membership. The 2015 – 2016 Board members are:

- Jim Tyng -- President
- Sandy Davidson -- 1st Vice President
- Dave Strickler -- 2nd Vice President
- Carl Trevison -- Past President
- Fred Turner -- Treasurer
- Jeff Larsen – Clerk
- Kathy Pattison – Corresponding Secretary
- Joni Corcoran – Newsletter Secretary

- King Nelson – Recording Secretary
 - Peter Previdi – Director 2016
 - Ann Deming – Director 2016
 - Kent Zelle – Director 2017
 - Meredith Farmer – Director 2017
 - Charlie Carlson – Director 2018
 - Tim Hunt – Director 2018
- Secretary’s Report – Minutes from the August 2014 and July 2015 Member Meetings were reviewed and approved unanimously by the membership.
 - Treasurer’s Report – Fred Turner reviewed the Association’s finances, including the major expenses for the year. He indicated that the shortfall associated with the Centennial Party was anticipated in the annual budget. He stated the Stairs CD Reserve Funds totaled just over \$31,000 - which will cover full replacement when necessary. The NHA Capital Fund now has approximately \$7000. Fred explained that the NHA had created a new account to manage sales and expenses of the Nauset Heights History Book.

The book has been very successful, and a few additional copies are still available to Members for \$20.00 per copy. Fred detailed some of the major components of the Association’s annual budget:

- Stairs insurance -- \$3000
 - D&O insurance -- \$1700
 - Mailing and printing -- \$1200
 - Lawn Party -- \$4700
 - Local charitable donations on behalf of hosts and speakers -- \$1000
- Fred explained current regulations governing annual tax liabilities for the Association, stating that the NHA has no liability.
 - Hank Schumacher made a motion to increase annual charitable donations to \$10,000 per year, based upon the Association’s

current total assets. Fred reiterated the purpose of the reserve funds on hand, and the fact that our total annual income is only about \$12,000. He stated that the dues were just increased last year to provide for a break-even scenario, and that this year the Association incurred a slight deficit due to the Centennial Party. Hank suggested his motion be modified and taken up by the Board in a “discussion of philanthropy”, that might result in a further dues increase. He talked about “haves” and “have nots”, and said the NHA is a wealthy Association and should support greater philanthropy. Fred stated that, if the association pursued this approach, reserve and capital funds needed to be protected for traditional needs, and that a dues increase might be an option. There was a discussion about other fund-raising efforts for community items like NHA water bottles for members. All of these suggestions will be discussed by the Board at its September meeting.

– After the discussion above, the Treasurer’s Report was unanimously approved by the membership.

- Events Review – Jim described the Golf Outing in Brewster, the Sand Sculpture Contest with approximately 80 participants and 9 entries, the Tennis Tournament that had 16 entrants, and the Beach Bonfire with up to 100 attendees, noting that all of these events were deemed to be a huge success. Photos of all these events are on the NHA website

- The July 4 Fun Run, while not an NHA-sponsored event, had 120 participants (30 guests) and raised over \$600 for charity according to organizer Jess Tucker. It was pointed out, too, that our Centennial Lawn Party had 325 attendees, which was a 50% increase over any similar event of the past.

- Environmental Committee – with thanks to Bill Dunham, the Spring Fling Clean-Up on May 9 was reviewed, as well as the date for the Fall Spruce-Up on October 17.

- Thanks were also given to Jon Wigren for his great work on upgrading the stairs, and to Kathy Pattison for new signage.

- Historic Cottage Walking Tour – to be held on Saturday, September 12, between 1:00 - 4:00 PM, is free to NHA members and their families and guests. Registration is at the Cunningham house and historic memorabilia will be on display. There will be a lemonade and cookie reception at the Tenney house at the conclusion.

- Carl Trevison thanked Pat and Jim Tyng for all their work this year on behalf of the NHA - for the Cottage Tour, the Centennial Party, and the Nauset Heights History Book.

- Liz Migliore of the Orleans Conservation Trust (OCT) described a new gift to the OCT of a land parcel fronting on the Mill Pond that was part of the Cullen property. The OCT already had two parcels that had been previously donated by the Cullen family. Liz discussed two additional new parcels that might be available for purchase under a bargain sale. She discussed a “preserve” in Nauset Heights as the goal of the OCT, and she encouraged the neighborhood to support the acquisition proposal. She said there are state and local grants available and other fund-raising efforts are yet to be determined. The Cullen and Romey properties were reserved by the original Doane homestead from the 1915 subdivision. There was subsequent discussion about OCT fund-raising and informational meetings and newsletters, as well as local walks on the parcels.

- NHA Stairs – Jim explained the Eschert property has recently been sold to John McCormack after the lot lines were redrawn prior to the sale. The upper portion of the NHA stairs are now within the boundaries of the new lot lines. Jim said it is possible to contest this “redrawing” but it is more advisable to negotiate with the new owners. The NHA is trying to buy a small triangular corner of land from the McCormacks for \$1.00, so there can be full separation of interests, and no liability issue to the new homeowners. Moving a portion, or all, of the stairs would be costly, requiring approval from the Orleans Conservation Commission and Cape Cod National Seashore. A third option is to seek a permanent easement, although shared liabilities would still remain. Jim explained there is no opposition to the NHA using its stairs in the meantime.

- Raising the Rock – Carl described the initiative to raise the “Big Rock” in the Cove near the bottom of the NHA stairs, which has been buried beneath shifting sand for well over a decade. He has met with the John Jannell, Town Conservation Agent, who is enthusiastic, and Carl has a pending meeting with John Kelly, Town Administrator. Fundraising is to be determined.

- The Nauset Heights History Book, authored by Jim Tyng and published by the NHA, has sold over 300 copies with about 50 copies left. The NHA also has hats available for \$10 each.

- Aerial Photo – Bill Dunham has arranged for a new aerial photo of Nauset Heights, taken in October 2014 by the Cape Cod Commission. Photos are available for purchase as follows:

- Unframed copies 36”x24” at \$25
- Unframed copies 18”x12” at \$20.

The meeting was adjourned at 10:49 AM

Respectfully submitted,

Charlie Carlson