

Barque Hill Association - 2010 Annual Meeting

Church Hill Parish Hall, Norwell, MA

9 June 2010

Minutes of the Annual Meeting

Attendees: Copy of sign-in sheet incorporated herein as *Article 1*. Number of attendees: 25

Tom Poor, President called the meeting to order at 8:05 pm and requested that Steve Lynch act as Temporary Secretary at the meeting in the absence of Kris Buckley, Secretary.

1. Minutes.

Tom Poor asked if Temporary Secretary would read the 2009 Annual Meeting minutes to the assembled. Copies were distributed to the attendees for review prior to calling for the reading or motion to waive. There being no objection,

- A. Motion to waive the reading of the 2009 Annual Meeting minutes was made and seconded. Carried unanimously.
- B. Motion to accept the 2009 Annual Meeting minutes as submitted was made and seconded. Carried unanimously.
- C. A copy of 2009 Barque Hill Association Annual Meeting minutes is incorporated herein as *Article 2*.

2. Financial Statements.

Tom Poor summarized our current financial condition as being “in very good shape” with 88 of 107 households, or 85%, making voluntary contributions this year taking the Association to a current total cash position of \$17,100. Landscaping, taxes and the annual picnic expenses continue to constitute the largest three line items in our yearly budget. At this time Tom indicated we are in a surplus position of \$2,500 against budget and have just over \$6,700 in our account.

- A. No motion to accept the Barque Hill Association Income statement was made. A copy of the Income Statement is incorporated herein as *Article 3*.

3. Grounds.

Tom Poor summarized the overall state of the grounds in Barque Hill.

a. Mowing and Clean-up

- i. The Association continues to contract with On The Green for our lawn-mowing and landscaping work. We reviewed the contract against other providers last fall and their prices and service remains in line with market and provides good value to the Association. Our agreement calls for \$250 per visit to maintain the common grounds. Given this year’s unusually rainy spring they commenced earlier than is customary in April and we expect they will operate through October into early November if temps warrant. In addition, the vendor performs a twice-annual major clean-up of the common areas - once in the spring, once in the fall.
- ii. Tom Poor observed there has been an increase in parking on the median on Barque Hill Drive by contractors and daily visitors to our neighborhood and suggested owners feel free to approach folks so doing and asking them politely to remove their vehicles to a more suitable parking area or to the street.

b. Fences

- i. The Association contracts with Armstrong Fence to maintain and replace fence posts and rails as necessary. We spent approximately \$200 this year of the \$1000 allocated to such repairs.

- c. Flowers and Rocks
 - i. Tom Poor expressed the Association's continued thanks to Jessie Chai for the very pretty floral work that is done at the entry to Barque Hill Drive.
 - ii. Both the Till Rock and Barque Hill Drive boundary stonewalls have been set back into this year's version of orderly free-standing placement - barring the appearance of any off-season snow plows or injudicious drivers, they should remain in good shape until next winter. All are invited to improve upon their current organization or presentation as the mood strikes.
 - d. Shipyard Park, Till Rock Park, Barque Hill Common and Trail
 - i. Work in clearing, maintaining and mitigating any poison ivy along the trails is being done as is required and customary.
 - ii. John Garvey observed that segments of the median on Barque Hill Drive are in terrible shape and absent enough grass growing to hold down the sand and dust, recommended overspreading those poorly-sod sections with mulch to allow them to revert to a more natural state. Significant discussion was held, numerous creative suggestions were proposed and the assembled agreed a solution was warranted, the best first step at this time being the application of a cover of hemlock mulch over the areas impacted.
- A. Motion directing the Board to secure bids and contract to add mulch to Barque Hill Drive median where needed made and seconded. Carried unanimously.

4. Association Functions.

- a. Welcome Committee - Anne Merna
 - i. Anne stated that we have had two new families move in since the last meeting and continues to accord them a warm welcome on behalf of the Association as is her custom.
- b. Picnic - This year's picnic will be held on Saturday, September 18th
 - i. Having reduced this past year's expense by changing to a BYO beverages policy and securing additional good will discounting from our friends at Busy Bee Jumpers, we were able to enjoy a tremendous event that was blessed with almost perfect weather, full activities for the kids and still came in under \$1500.
- c. Social at Tinker's Son, Norwell MA Friday June 11th 6-8 pm
 - i. Anne Merna and Rosemary Spurway organized an Association-sponsored Social held at Tinker's Son in Norwell Center on Friday June 11th. Members wishing to suggest subsequent events of this nature should contact Anne Merna or Rosemary Spurway.

5. Common Lands.

- a. Markers on Barque Hill Drive
 - i. It would be fair to say that a permanent solution to the long struggle we have annually with how best to mark and protect the Barque Hill median from predation of Town of Norwell snow plows and their well-meaning but overzealous operators during the snowy months continues to elude us.
 - ii. Much the same can be said for the population of neighborhood mailboxes whose fate remains equally uncertain during the winter months each year and whose service lives generally can be characterized as nasty, brutish and short.

6. Web Site. (<http://www.barquehill.org/>)

- a. John Garvey outlined the features and functionality in the Association website including the ability to download real-time reports, financial information and all relevant tax data.
- b. John reminded owners that links to vendor recommendations are available and asked for more input on those vendors whose products/services they feel would benefit the Association's members.

7. Old Business.

- a. Speeding
 - i. Speeding remains a constant concern to many in the neighborhood and though no consensus was reached on signage or speed limits, Tom once again suggested a 25 mph self-imposed limit did not seem unreasonable.
- b. Dogs
 - i. Gentle reminder to all dog owners that Norwell has a leash law which stipulates that dogs at all times either be on a leash or "under the owner's control" when walking a dog or when the animal is outside.

8. New Business.

- a. Three land parcels
 - i. Tom Poor announced that Barstow Trust of Dallas, TX contacted the Town of Norwell and inquired if the Town was interested in accepting Lot 130 as a gift in order to cancel the \$900 tax outlay Barstow Trust is paying the Town annually. Lot 130 is essentially undeveloped tidal salt marshland on the North River surrounded by lands held by the Association under the protection of conservation and also by lots 131 and 132, now held by the Town of Norwell. Town Manager Dan Boudreau suggested Barstow approach the Association directly, which it did.
 - ii. Tom opened the floor to discussion by asking the question presented by Barstow: Would we accept this land as a gift? Lengthy debate ensued and there were many opinions offered as to the value, disposition and benefits, or lack thereof, to this transaction from a tax burden and land holding standpoint.
- A. Absent any motion, Tom Poor indicated his intention to move forward to draft a courtesy reply to Barstow Trust on behalf of the Association expressing our thanks with a solicitation for further details as to terms of any agreement should one be forthcoming. It is neither the Board's nor the Association's intention at this point to enter into any agreements prior to presenting same to the Membership for action. It is our plan to continue to gather information as it relates to the parties willingness to offset any of the cost or tax burdens associated with this transaction as raised by members during the discussion and report our findings back to the Association at such time as this information warrants.
- B. A copy of map showing Plots 130,131 and 132 is incorporated herein as *Article 4*.
- b. Additional Activities
 - i. Tom

9. Other Business.

- a. Homeowners' Guide
 - i. Tom Poor advised that the Bylaws have been scanned as a preliminary step in reviewing the by-laws. Tom Flynn and Steve Lynch were appointed Bylaw Review Committee co-chairs in 2010 but no work has yet begun.
- b. Expectations of Barque Hill Association from residents

Tom Poor asked the assembled if there was anything else that the Association could be doing to assist the membership and two areas were discussed:

- i. Neighborhood Watch - Break-ins and attempted break-ins seem to be on the rise. Please remain vigilant and report any strange activity to Town Police.
- ii. Mail theft - Last fall there was a wave of mail thefts that occurred. Tom reminded those in attendance that this is a Federal offense and anyone observing such activity should also report this to the Police.

10. Election of Directors.

- A. Motion to accept Barque Hill Association 2010-2011 Slate of Directors as submitted was made and seconded. Carried unanimously.
- B. A copy of 2010-2011 Barque Hill Association Board of Directors is incorporated herein as *Article 5*.

11. Adjournment.

- A. Motion to adjourn was made and seconded. Carried unanimously.
- B. Meeting adjourned at 9:15 pm.

Respectfully submitted,

Stephen H. Lynch

Secretary Pro-Tem
Barque Hill Association