

Barque Hill Homeowners' Association
Minutes of Board of Directors Meeting
June 18, 2009

Members present:

Tom Poor, President and Treasurer.
Rosemary Spurway
Anne Merna
Tom Flynn
John Garvey
Dan Uhlman
Steve Lynch

Members not present:

Kris Buckley, Secretary.
Mark Hanson
Mark Roman

Meeting called to order at 8:05 PM by Mr. Poor. Mr. Poor asked Mr. Lynch to take the Minutes in the absence of Ms. Buckley.

Election of the President and Officers.

Officer duties and roles, succession planning and terms of board service were discussed. Mr. Garvey asked for clarification about the role and duties of the Secretary.

MOTION;

Move to nominate Steve Lynch for Treasurer.
Made by: Ms. Spurway, seconded by: Ms. Merna.
Carried, 4-2

MOTION;

Move to nominate Tom Poor for President.
Made by: Mr. Lynch, seconded by: Mr. Garvey.
Carried, unanimously.

Mr. Poor asked Ms. Spurway to Chair the Nominating Committee to submit next year's slate of Officers for election at next year's Annual Meeting. Mr. Flynn offered to assist as Co-Chair.

MOTION;

Move to nominate Ms. Spurway and Mr. Flynn Co-Chairs of 2010 Board of Directors Nominating Committee.
Made by: Mr. Lynch, seconded by: Mr. Garvey.
Carried, unanimously.

Annual meeting review.

Mr. Poor expressed his thanks to the board members for their efforts in phone and email work in gaining a substantial increase in turnout of owners at this years' annual meeting as compared to last year. The entire board also thought the spontaneous post adjournment social gathering of the neighbors was long overdue and welcome. Mr. Flynn specifically expressed interest in exploring and discussion was held regarding a more formal gathering or event being held as part of the Annual meeting program next year, including refreshment.

Financial Statements.

Mr. Poor is preparing the financials, income statement, minutes and letter to distribute prior to 4th of July holiday to association members of record.

1st Dues notice.

Mr. Poor indicated Ms. Buckley was ready to launch the 1st dues mailing at his direction and will continue to bear the time and expense burden of the mailings as a business donation on the association's behalf.

Grounds.

Boundary stone wall at Till Rock Lane - Messrs. Uhlman, Lynch and Mr. Bob Ashley have all offered to work on repairing the damage to the stone wall. The hope is we can do a lot ourselves without having to resort to use of a paid contractor who might build a better product but which would suffer the same fate each winter regardless. Work has commenced.

Barque Hill Common- more attention needed? - Mr. Garvey and Ms. Merna have offered to look over the area to evaluate what could be done to clean up the common land, on the Till Rock Lane side. Mr. Poor states that On The Green might do the work. They would also entertain any other cleanup work at the rate of \$100/hr for a 2-man crew.

Barque Hill Trail - Bob and Pat Ashley greatly assisted Mr. Lynch in reopening the BHT to general use. Further clearing of ground cover is planned to widen the path back to its' intended state, then occasional applications of Round Up for maintenance.

Association Functions.

Welcoming Committee - Ms. Merna will send out a letter to new arrivals and both she and Ms. Spurway will make in-person welcome calls on these new homeowners. Further activities or gifts as have been used in the past are not anticipated at this time due to cost containment measures.

Picnic - Sat. September 19th - Extensive discussions were then held regarding this year's picnic as to scope and budget. Eliminating the pony rides and asking attendees to bring their own drinks would save approximately half of last year's \$2,000 expense and recover the \$1,000 shortfall currently forecast in the 2010 budget. Mr. Poor also directed Mr. Lynch as incoming Treasurer to explore possible additional cost reductions with Busy Bee, the provider of the bouncy house and space walk inflatable rides provided at the picnic.

MOTION;

Move to reduce expenses for the annual picnic by not having a pony ride or purchasing the drinks for this year's event.

Made by: Mr. Garvey, seconded by: Mr. Lynch.

Carried, unanimously.

More impromptu events for kids - Messrs. Flynn and Uhlman continue to strongly express support in holding impromptu family-oriented events at Shipyard Park. No Association management or funding was called for at this point but the assembled agreed it warrants future review should the upcoming household survey results indicate a good number of Association families favor this approach. Mr. Flynn also suggested looking at the merger of the annual picnic with more adult-focused social events but no formal motion was made at this time.

Socials for adults - Ms. Merna and Ms. Spurway will continue to explore options and venues for an adult social that could be held in the fall at Shipyard Park as a clambake, a BYO cocktail party or bring your own hors d'oeuvres and present these options for membership interest as part of the upcoming survey.

Common Lands.

Right-of-way (adverse possession) - Mr. Lynch directed the Board to the section of Massachusetts General Law regarding adverse possession that provides relief for lands held by nonprofit land conservation corporations such as Barque Hill Homeowners Association. Mr. Poor suggested walking the property bounds would reinforce that any outstanding concerns remaining as to private property abutting or encroaching into this land will be put to rest.

Mass G.L. Chapter 260: Section 21. Recovery of land

Section 21. An action for the recovery of land shall be commenced, or an entry made thereon, only within twenty years after the right of action or of entry first accrued, or within twenty years after the demandant or the person making the entry, or those under whom they claim, have been seized or possessed of the premises; provided, however, that this section shall not bar an action by or on behalf of a nonprofit land conservation corporation or trust for the recovery of land or interests in land held for conservation, parks, recreation, water protection or wildlife protection purposes.

Markers for snow plows - We would like to place markers as a visual aid to the snow plows this winter. Ms. Spurway suggested we call on the neighbor who has objected to the rebars used in the past and seek some form of accommodation that would be amenable to them, perhaps the use of plastic stakes, and allow us to better protect the median from snowplow damage.

Resodding - Hugh Spurway contacted the town to repair the damage to the median incurred last winter. The town indicated all repairs that can be made have been completed to their satisfaction. Mr. Poor solicited ideas, other approaches were discussed but no motion was made and the issue will be tabled until the fall when weather and water conditions are again suitable for any seeding or planting efforts.

Web Site. (www.barquehill.org)

Bulletin Board - Mr. Garvey expressed great concerns about using our website for public posting of babysitter availability. In lieu of that approach it was agreed he will create a listserv for all members to post notices in order to solicit such help, announce upcoming activities and the like. Since the current list is split into three sections it was agreed it will facilitate us all communicating with each other via email if we are on one master address list for such notices.

Membership survey - Discussion was held as to being able to survey the households of the association for input as to activities the Association should or should not try to undertake. Ms. Spurway volunteered to put together the questionnaire, assisted by Messrs. Garvey and Lynch.

MOTION;

Move to conduct a survey of the association households using Survey Monkey, a free polling service.

Made by: Mr. Lynch, seconded by: Ms. Spurway

Carried, unanimously.

8) New Business.

Verizon FIOS - Christine North asked the Board to review the possibility of improving broadband internet/telephony/CTV services via Verizon FIOS into Barque Hill. A Yes/No question will be added to the membership survey to gain a sense of the number of households wishing to explore participating in such a service if it were made available. Mr. Lynch will then approach Verizon on the association's behalf if the survey results warrant such action.

Bylaws review - The Barque Hill Homeowner's Guide is in serious need of updating as the last revisions were made over 10 years ago. Messrs. Flynn and Lynch have volunteered to act as Co-Chairmen of a Bylaws Committee, assisted by past Board members Hugh Spurway and John Keene plus one additional volunteer from the neighborhood not currently serving on the board to form a committee of 5. Once the Committee has been assembled and begun its work, a draft of the changes would be submitted to the full board for approval. If approved, the draft Bylaws would then be submitted to the membership for a vote of adoption at next year's annual meeting. The new Bylaws would not take effect unless and until approved by a simple 2/3 majority of the association members then in good standing.

MOTION;

Move to create the Bylaws Committee co-chaired by Messrs Flynn and Lynch whose mission would be to review and rewrite the Barque Hill Association Homeowners Guide and Bylaws as necessary to present to the Barque Hill Association members at the 2010 Annual Meeting for review and adoption.

Made by: Ms. Spurway, seconded by: Mr. Uhlman
Carried, unanimously.

ADJOURNMENT.

MOTION;

Move to adjourn.

Made by Mr. Flynn, seconded by Mr. Uhlman.
Carried - unanimously.

Meeting was adjourned at 10:21 PM.

Respectfully submitted,

Stephen H. Lynch
Temporary Secretary