

WILDWOOD ASSOCIATION BOARD MEETING

Monday, Dec 2, 2019 @ 7:00 pm

Location: 3 Birch Lane

Board Members Present: Jaime Beane (President), Sukie Curtis (Vice President), Tom Hyndman (Past President), Elizabeth Woodcock (Secretary), Nancy Savage Marcus (Treasurer), Kate Martucci (Member at Large). Absent: Walt Craven (Member at Large)

Guests: Maureen Connelly (Bank/Erosion Committee member) attended part of meeting

Call to Order/Quorum: Quorum declared at 7:10pm

Agenda

1) Bank/Erosion Committee Update

SURVEY

After our last meeting, board members did some more digging through old files and recovered a 1982 topographical survey of the reserve. This is fantastic because it gives us a baseline, the very important first step as recommended by Christina Ferland at the last meeting. The 1982 surveyor was EC Jordan - who has since been acquired by Owen Haskell Surveyors (Route 1 in Falmouth). Jaime has worked them many times professionally in our real estate transactions and find them to be very experienced and reputable. Owen Haskell Surveyors confirmed they still have the EC Jordan file still in their records including the original subdivision plans however they do not have any surveys with topographical contours. The board is researching the source of the topographical contours that appear to have been handwritten onto the 1982 survey. If we were to order an updated boundary/topographical survey with Owen Haskell Surveyors it would be scheduled in January if weather conditions cooperate – or spring with snow melt worse case. They explained that any more than a few small inches of snow will affect the accuracy of the topography, but they could still accurately execute a survey with light snow cover. Owen Haskell quoted \$2,500 for the reserve/beach survey which includes...

We can complete an existing conditions boundary survey to include:

- *All research in the public record necessary to determine the record boundaries*
- *A field survey to locate existing monumentation and any existing improvements on the lot.*
- *Topography at 1-foot contour interval.*
- *A drafted survey plan showing the results of our survey and improvement on the property in relation to the boundary lines.*
- *Replace any missing property corners with capped iron rods.*

The board was pleased with the \$2500 quote which was less than we were expecting. Based on the association history with EC Jordan/Owen Haskell Surveyors and what the board feels is a competitive quote, the board will be proposing that Owen Haskell Surveyors be hired for the new survey work once the association has voted on the expenditure.

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The bank committee asked about and Owen Haskell confirmed that identifying the High Annual Tide (HAT) Line and 25'x50' grid lines on the survey are included for no additional charge. If the association wanted those grid lines physically staked, it would be an additional \$1,200. The grid lines which are necessary for counting points for clearing/maintaining vegetation, and the HAT line is what they are calculated from.

We need recommendations for a company that does the inventory of vegetation. Tom will ask Villean who she has worked with in the past. Sukie will ask Sarah Witte if she has recommendations.

ASSOCIATION VOTE

The board had a conversation about the timing of getting the Association's vote to authorize the release of up to \$3,000 in the budget for the survey and whether we can do it electronically. There is nothing in the Association by-laws that prohibits electronic voting. We discussed creating an online survey and polling households (as opposed to individuals) via email. The background information as well as the survey would be distributed via email as well.

Nancy moved to recommend to the members of the Association that we spend up to the \$3,000 that was budgeted at the Annual Meeting in July 2019 to have Owen Haskell do a topographical and boundary survey, and if necessary, 25x50' grids of both the reserve and the bank. Kate seconded the motion. Motion was unanimously approved.

Nancy moved that the Association vote electronically on the issue of spending of the aforementioned funds. Elizabeth seconded the motion. Motion was unanimously approved.

Along with the voting survey, the following information would be distributed via email:

- Topographical survey
- Committee Report
- Two sets of minutes

Nancy suggested language for the email:

The Board has reviewed and continued to discuss the report of the Bank/Erosion Committee which was sent to all members of the Association this fall. Based on this review, members of the Board feel that the most logical next step is to have a survey done of the Reserve and banking. This survey will include all of the Reserve and the banking, down to the so-called HAT (highest annual tide) line, which is the beginning of the Shoreland Zone. The local surveying company Owen Haskell has historical information of this area dating back to 1982 and has estimated the cost of this survey to be approximately \$2500. Having this survey prepared will allow the Board to compare

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the 1982 survey that we have to current day, to see what changes have occurred, and to decide on the next steps for preservation of the banking and the view.

Attached is a link to the voting page. Please vote by [insert date that is seven days from the date of the email].

Please feel free to reach out to any Board member with questions about this process or this vote.

The board discussed the following voting timeline:

Voting deadline – one week

One reminder – one day in advance

Elizabeth offered to create the survey using Google Forms.

FRENCH DRAIN

Sukie reported back on a discussion she had with Dick Michael about the potential impact of a French drain on the beach. Dick said there would likely be some impact on the beach, but not likely very much, at least not very quickly. Some silt would continue to reach the beach from the reserve. He didn't want to be the sole authority on this and said it's really the expertise of a hydrogeologist.

VEGETATION MANAGEMENT

The board continued the conversation from 10/23/19 on issues the neighborhood is facing due to the rapid growth of invasives on the bank of the reserve. Topics such as permitting, views, clearing/clipping/cutting of invasives, financial considerations of maintenance, neighborhood polarization on this topic, transparency and Town relations were discussed in depth.

Members of the Bank Committee asked if the Board would like them to continue their work. It was suggested that perhaps the committee could continue pursuing recommendations from landscape/wildlife/shoreline experts on best practices for how to manage invasives. The Board felt that additional information is needed before it can work toward an ultimate goal of creating a long-term vegetation management plan.

2) Reserve Trees

Joe Lynch: Locust tree at the corner of Birch and Ocean Terrace is totally fine. Swamp maple is more of a concern. Overall, both are fine. The birch tree on the reserve has evidence of beetles, as Mike Hughes said, but he will put together recommendations for how to treat.

3) Budget

Nancy reported that cash balances are good.

- We are currently underbudget for income: \$3,500 in receivables remain uncollected (4 families each owe \$600)
- We are overbudget on mowing – Brian Monsell doesn't bill frequently; The fall cleanup was done early and then he had to come back twice after big October storm

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- We may not need to spend for brown tail moth spraying in the spring; reports are that they were not as bad this past summer after the wet spring.

The meeting adjourned at 9:05pm.