

**Nauset Heights Association
Member Meeting Minutes
August 19, 2023
Home of Carol and Scott Zenke**

President Mark Ayer called the meeting to order at 9:21 and thanked Carol and Scott Zenke for hosting.

Mark reviewed the season's activities:

Spring Clean Up – very good turnout

Environmental Committee-rained out but speaker spoke at July meeting.

Donut Dip-a success with lots of people and pups

Bonfire-held on beach, despite being difficult to get to, was a success with those that attended

Sand Sculpture-rained out until Sunday, only two contestants, each receiving prizes.

Golf Outing-a success

Tennis Tournament

Wine Tasting-event's 2nd year with 31 participants

Lawn Party-very successful, well attended, great venue. Mark thanked all the volunteers.

Fall clean up, the last event of the season, will be held in October.

Mark asked for a moment of silence for passing NHA members Greg Thomajan, Jackie Rockwood, Bill Burling and Rigney Cunningham.

Kathy Pattison gave a membership report. NHA has a healthy 209 member families (this represents a strong membership of over 90% of families within NH participating). Kathy actively encourages new families and those that have not yet signed up to join. She suggests members do the same.

Kathy spoke about the recently activated member portal. The new member portal makes it possible for members to log into their information, manage, and update as needed. In addition, members can sign up and pay for their annual membership and any fee-based events. The portal payment system is not only secure but makes the process fast and easy while also having the ability to see past payments.

Kathy discussed the early January membership drive. Members are now able to sign up for the year via the member portal. Members will be given the option to opt out of the membership drive mailing. This will save on paper, time and money for mailings. The directory will still be mailed to all those who sign up whether through portal or paper mailing.

Jim Tyng recognized and thanked Kathy Pattison and Dave Strickler for all their hard work automating the NHA system.

Dave Strickler gave the Treasurer's report stating NHA is in good shape financially with a healthy checking and savings account in addition to three CDs. The treasurer's report was unanimously approved.

Dave Strickler and Jim Tyng reported there had been a recent significant increase in the insurance cost and issues involved with reducing the cost. After investigating the policy, it was discovered the insurance company made an error in their premium, overcharging the association \$2,500.00. In addition, the insurance company incorrectly classified NHA. NHA was reclassified from their current homeowner's association status to club status since it was determined NHA met all the club status qualifications. This reclassification saves NHA an additional \$800.00 per year. Jim Tyng thanked Craig Farmer for pointing him in the right direction to help him successfully deal with the insurance company and underwriter.

A question was asked about member liability primarily from risks associated with the NHA stairs. It was stated that some Nauset Heights residents are hesitant to join NHA expressing liability concerns. Jim Tyng addressed this concern and if there is any liability risk to members. The insurance company had required signage on the stairs, thus relieving members of responsibility. In addition, when stairs were rebuilt, they were moved off partial private property (with one third of the stairs now located on Nauset Road while the other two thirds on National Seashore property, National Seashore is therefore included in policy as an additional insurer). The association currently has 1 million dollars in general liability and 2 million dollars in an umbrella policy which will cover intangible claims.

Mark Ayer also noted another financial gain the association is recently benefitting from. The two CDs owned by NHA were moved from Rockland Trust to Cape Cod 5 resulting in higher interest rates earned.

Mark next talked about the Board of Director's terms completing this year. Bob Colquhoun will be stepping away from the board but will continue to head up the lawn party committee. Mark thanked Bob for all his hard work turning the lawn party into a "well-oiled machine". Paul Soules term as director also ended in 2023. Paul was nominated and accepted the position of 2nd VP. Caroline Ogonowski and Lance Roncalli were nominated for the 2 vacant director seats. The three nominees were approved unanimously to their respective positions.

Mark noted members are encouraged to reach out with ideas and thoughts as to new program possibilities to add to the NHA calendar. One suggestion being a doggie day (pups and their owners gathering on Priscilla Landing, maybe sponsored by Agway?). He also expressed the need for members to become more involve by volunteering.

Scott Zenke addressed the state of Callanan's Pass beach access. Scott has kept in touch with Nate Sears to get updates. The latest update being even as the ditch slowly fills in, Nate is still concerned about the hill and the ability of vehicles getting up such hill to exit. In the meantime, the rangers are continuing to drive down Callanan's to the beach to ensure road remains clear and accessible.

The issue of nonuse of Callanan's Pass was explained and whether it will affect future access to the beach. Jim Tyng noted there is nothing in the deed that stated continued nonuse will

eliminate Orleans town homeowners the ability to drive on the beach via Callanan's in the future.

As no other questions or thoughts were addressed, the meeting was adjourned at 9:53.

Respectfully Submitted,
Nancy Case
Recording Secretary