

**Wellfleet National Seashore Homeowners Association**  
**P.O. Box 1100**  
**Wellfleet, Massachusetts, 02667**

August 8, 2004

Annual Meeting Minutes

The Annual Meeting of the Association was held Sunday morning August 1<sup>st</sup> at the meeting room of the Wellfleet Public Library. Coffee, Punch and Danish were provided to 48 attendees under the supervision of Meg and Paul Conor.

President Tony Sager called the meeting to order at 10:06 AM by welcoming all to the meeting and then conducted a short business meeting. The minutes of the previous years meeting had been mailed to all members and a motion to accept the minutes was made, seconded and unanimously approved. Nominations for Officers and Executive Board for the year 2004 were submitted to the floor and the motion to accept was made, seconded and unanimously approved. The slate of Officers for this year is Tony Sagar (President), Dan Arons (vice president), Dave James (secretary/ treasurer). Re-elected to the Executive Board for a three-year term were Susanna Chivian, Noa Hall Williams and Paul Conor.

Dave James gave the Treasurers report showing a positive cash flow of \$30.31 for last year resulting in a treasury balance of \$3516.60. A motion to accept the report was made seconded and unanimously approved by the membership present.

The first speaker of the program was Claire Carroll, a prominent Wellfleet realtor, and former Wellfleet Assessor. She had been asked to speak about property values in the National Seashore Park district in comparison to the rest of the town and surrounding area. Ms. Carroll has been a Realtor in Wellfleet for the past 25 years and 20 years in the Truro market.

Town property revaluations are conducted by professional Assessors and all revaluations are reviewed and certified by the State. Local valuations try to use recent sales as criteria. There have been only 5 sales in the NSP district (which were made through Ms. Carroll's office), and she notes that the new revaluations are below Market value. State law requires assessments to be at market value, but Ms. Carroll believes that only Provincetown and properties along Chequessett Neck Road meet this requirement in the area. She provided a handout package of 78 sales in Wellfleet that ranged from \$28,000 to \$1,900,000 and averaged about \$700,000. These sales compared well with the asking prices, and were well above the assessed values. The value of these properties is in most cases attached to the land values and not the structures on the land.

Ms. Carroll believes that currently sales are in a correction and that sales in the \$400,000 to \$900,000 range were active but there was no action above that range. Sales should begin to rise again after this correction abates.

During a question/answer period, Ms. Carroll was asked if she advises clients of the restrictions applied to properties within the Park and she remarked that clients are advised to consult with the Park prior to purchasing. She also noted that woodlots within the park are generally considered more valuable than woodlots outside the park due to privacy considerations.

On the issue of questioning an assessment, one member noted that he filed for abatement, was rejected by the town, took the issue to the State and received a significant reduction, which the State noted was a one-time reduction.

The next speaker was Deputy Superintendent of the CCNS, Mike Murray. Mike noted that current Superintendent Maria Burks has taken a temporary assignment to the New York Harbor Parks, so in the interim, Mike is acting Superintendent. He has been at CCNS for the past 7 years. Staff changes have included the transfer of Chief Ranger Kevin Fitzgerald to the Denver office to assume the duties of Chief Ranger for the intermountain region. The new Chief Ranger for CCNS is Steve Prokopt.

Renovation of the Salt Pond Visitor Center is delayed but with some luck, will reopen this fall with improved facilities within the structure but little external changes. A new septic system will reduce any nitrogen leaching into the pond.

New signs are being placed about the ponds providing information advising people on how fragile the ponds are and ways that visitors can help maintain the health of the ponds.

Abandoned structures reverting back to the Park continue to be a problem for Park management due to the lengthy process and lack of funds required to remove them. There is about a 6-month paperwork trail through district, regional and federal departments to gain permission to remove the structures. There are 27 structures in this category and the Park plans to remove 4 or 5 of them this year. One of which is the Maguire property on Ocean View Drive. Mike notes that it will be several years before all the structures are addressed. Minor work has been accomplished on some of the structures to reduce safety risks, such as filling in old well pits.

The Park is also working to improve the permitting process for off road vehicles. They were inundated this past year when over 2000 vehicles showed up the first day of permit application. The Park can only handle about 500 in any one day and a significant traffic jam ensued. The park is also working with local agencies on transportation planning. A number of busses have been obtained by the park under a grant and have been running a shuttle service in the Provincetown, Truro area. They hope to expand this service as far down the Cape as Orleans and are planning public input sessions in the fall.

Wellfleet Police Chief Richard Rosenthal was the final speaker on the program to address vandalism that occurred this past winter near gull Pond. Chief Rosenthal noted that there were 35 incidences of theft and/or vandalism in the last 18 months in Wellfleet. These incidences include two types of crime, professional stealing and sporadic, opportunistic break-ins. The opportunistic break-ins are the hardest to control and result primarily from kids roaming during the off-season and seeing something through a window that appeals to them. These incidences are in the minority. In addition to the incidences near Gull pond, there were cars broken into at Duck Pond with the loss of some electronics. The best defense against these incidences is to lock doors and windows and keep valuables out of sight. A security alarm also is effective with these cases.

Professional stealing generally falls into patterns and Chief Rosenthal related several incidences where he recognized the criminal when reviewing the cases. He stresses that all incidences should be reported as soon as possible as they may fall into and assist in apprehension of the person at fault. Also notify the Police Department if something looks strange or out of place. Do not feel that you are causing a problem, as that is what the Town is paying him for. The Police would rather know about these things sooner than later.

A planned talk on insurance concerns was planned but could not get an insurance person for that Sunday morning.

The meeting was adjourned at 11:30 AM.

Respectfully submitted

A. David James, Secretary