

Wellfleet National Seashore Homeowners Association Annual Meeting Minutes - July 27, 2014

Susanna Deiss, President, opened the meeting and presided over it. Minutes of the 2013 Annual Meeting were approved, and Deiss reported that the WNSHA has \$2,954 in its checking account.

Executive Committee member David James is retiring, and Lisa Brown and Richard Robicheau were re-elected to new terms.

Peter Watts briefly spoke of the passing of long time member Noa Hall, and her passion for and involvement in preserving this special place we own homes in.

Denny O'Connell, President of the Wellfleet Conservation Trust, gave a short presentation of the Trust's work, the benefits of open space preservation in Wellfleet, the public and private entities involved, noting that 74% of Wellfleet is held in conservation, and briefly outlined the means for private homeowners to partake in the Trust's efforts.

Mark Robinson, Director of The Compact of Cape Cod Land Trusts, gave a more detailed presentation of conservation restrictions that are available to private homeowners, that still allow for private rights of use that protect against future unwanted development. He outlined the tax benefits, in potential state and federal tax credits, estate tax reduction, and property tax relief that can be had by use of conservation restrictions. After showing the video "To Live Lightly on the Land," that highlighted various means used by property owners within the Cape Cod National Seashore to preserve their land, Robinson answered questions from the audience.

Bob Prescott, Director of Massachusetts' Wellfleet Audubon Sanctuary, gave a visual presentation on the effects of climate change on local bird species. Prescott addressed our human impact on this issue, and gave examples of different species that have migrated northward since the 1940-50's: Cardinal and Tufted Titmouse. He spoke of how some bird species are impacted by various human, predatory, and climate changes, noting that for coastal shore birds these impacts are and are likely to be more challenging than for wood land species. After his presentation he answered questions from the audience.