

Minutes of the WPA Annual Meeting  
Wonalancet Chapel  
7:15 p.m.  
August 7, 2005

**Members Attending:**

Ann Behr  
Karl Behr  
Diana Beliard  
Nancy Boettiger  
Elizabeth Mallinckrodt Bryden  
John and Ann Carman  
John and Martha Chandler  
Stan Coville  
Kelley McGrath  
Doug McVicar  
`Chele Miller  
Walden S. Morton  
Missy Myers  
Alette Reed  
Ted Sidley, WPA President, and Barbara Sidley  
Helen Steele  
Heather P. Thompson-Ryan  
John Waite

**Minutes:**

Minutes of the 2004 annual meeting were adopted after being read and corrections noted.

**Treasurer's Report:**

John Waite reported that the ending balance in the Laconia Bank account, as of July 5, 2005, is \$2,343.20. The ending balance in the Response Fund as of June 30, 2004, was \$64,430.74. Please see the attached report sheet.

**President's Report:**

W.P.A. President Ted Sidley reported that twenty-six people have signed covenants. Of these, five are complete, representing individually-owned properties. Five properties are owned by trusts; 10 of the covenants are incomplete (for example, lacking a printed name below the signature, etc.). Four are properties for which variances are needed or have been requested. Two or three of these requests may need to be re-submitted to their signers before being submitted to the general membership. One covenant, Nancy Boettiger's, has been signed and registered.

The board has met approximately six times during the year. One meeting was with the Chandlers, who recommended that we consult a real estate attorney. This was done; the

attorney's overall reaction was that the covenants are viable. The board continues to move forward; the next task is to get the incomplete covenants finalized.

**Discussion:**

Alette Reed commented on a question concerning tax status. In her opinion, because the W.P.A. handles so little money, there is no need to file.

Stan Coville commented that the real estate lawyer did recommend some format changes, which were made.

Diana Beliard asked, "Where are we?" and Denney Morton elaborated, "How much acreage is in process?"

Ted responded that he was unsure of a figure but that we may be one-fourth to one-third covered. He will check on this and notify the membership as to how many acres are protected. Ted added that he hopes to have a map of the protected land available next year and will send a copy to everyone.

Stan commented that "we have a way to go before we have the protection we had thirty years ago."

Diana asked if we have taken a position on the proposed race track in Tamworth; Ted responded that we have not commented as an organization, though many of our members have made their position known. Stan added that the decision is postponed until a December hearing, as an Army Corps of Engineers' report is outstanding. He felt it would do more harm than good [in terms of public relations] for the W.P.A. to protest the plan; "Focus Tamworth," a local group, has organized support against the race track. `Chele Miller added that the first report was commissioned by the Race Track Ordinance Committee, which was not satisfied by the findings on sound. A second report was contradictory. Ted will check further into the status of the reports.

John Waite: "Whether people are for or against, we want them in the W.P.A."

`Chele commented that Wayne Mock's property is for sale as a result of a high tax assessment. Helen Steele responded that "current use" status can make a huge difference and that there are many ways to protect property. She added that she would appreciate receiving a map of covenanted land.

Martha Chandler commented that Chloe Johnson made a map of covenanted properties and that if we had a base map, we could easily work with it. Stan added that we do have a map.

John Waite spoke to some members' frustration at not having received much information. "People should know that the board has had a lot of issues. There's a line of discretion before you `open the doors and let the dogs out.' We may not want to push people on personal issues, but it's time to do something with numbers."

Helen expressed a wish that we could just be enough of a community to get advance notice of sales. John responded that we need to find ways to make the community larger, friendlier, and more useful to its members. He reminded everyone that we have talked about this and that when technical issues are resolved, we can move into this phase.

Diana remarked that the W.P.A. doesn't need to be automatically afraid of higher prices, as Wonalancet is simply reflecting widespread price increases. "Higher price isn't a danger; development is. we need to work with sellers so they won't sell to developers." John asked how we can help people by being a source of information. His fear is that a developer will buy a

hundred acres and put in five twenty-acre lots. "We need to help people do something with their land before this happens. The covenant doesn't protect us from large-parcel development." Stan commented that protected land pressures those who would develop not to do that.

Ted then moved to a point of business: `Chele Miller's position needed to be filled. He expressed his and the board's thanks to her for all her contributions. Martha Chandler pointed out that, as dues notices have not gone out, no one has paid, and therefore no one could vote. Ted countered that those who paid last year are members; their membership was reaffirmed by acclimation.

Diana Beliard was nominated by Helen Steele; following several "seconds," she was unanimously elected.

John Waite apologized for the dues notices not going out and promised that we would soon see them.

Ted asked for self-introductions on behalf of those who might not know everyone present.

Nancy announced Elizabeth Tolman's death on May 7, 2005, in Washington, D.C. Her Wonalancet property has been inherited by Genevieve Christy and Peter Galacci.

The meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,  
Ann Carman, secretary