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THE CONSENSUS

VOL. X, No. 1 April 10, 1957

NEXT MEETING: The next meeting will be held at 8:00 P.M. May 8, 1957, at the Grover's.

MARCH 27 MEETING: Report by B. Smulowicz, Clerk

Present: Art and Joan Swanson, John and Naomi Harris, Ranny and Ann Gras, Ed Healy, Dave Shansky, Paul Loewenstein, Bob Smulowicz, Molly Morgan, Nancy Rawson, Nyna Polumbaum, Langdon Wales, Stuart Grover, Homer Eckhardt, Dave Ritson, Kal Novak, Lyman and Nancy Allen, Jim Meyer, and Jacques Hill.

Election of Officers: The new officers elected for the coming term are:

Langdon R. Wales . . . . . President

Ranulf W. Gras . . . . . Vice-President

John N. Harris . . . . . Secretary

Kalman Novak . . . . . Treasurer

Nancy Rawson . . . . . Clerk

It was proposed that some measure be taken in the future to ensure a better continuity of administration. This could probably be accomplished by having longer or staggered terms for some officers, thus providing a smoother transition and a more consistent representation of Brown's Wood in outside contacts.

The Will Provision: It seems that the Land Court has no objection to a restriction requiring that the the grantee agrees to draw a will devising the property to a natural person. There is an objection, however, to a requirement that the heir make a similar agreement. It has been

AGREED: (1) to execute a suitable release for all registered land owners in conformity with the Land Court's requirement, and

(2) to prepare and execute a similar release for the remaining members of the Corporation.

BUDGET:

Road Repair: According to some recent estimates, patching the holes in the road will cost a minimum of $200. Flannery gave a proce of $300 for patching and sweeping of the road, provided that we also have the road oiled (by him). It was suggested that the Road Engineer write a short letter to Flannery reminding him of his responsibilities in connection with the guarantee of the road surface. What should be done depends to some extent on our decision whether we want to deep the road private indefinitely, or have the town accept it as soon as possible.

Surveying and Placement of Road Bounds: According to Howard Snelling, over half of this job has already been completed, and he strongly recommends to finish this right away, or, otherwise, some of the surveying work will have to be done over. The amount alloted in the budget for this purpose is to cover the placement of fifty road bounds. It was AGREED: to instruct Howard Snelling to proceed immediately with the completion of this work.

It was AGREED: to accept the revised budget.

It was AGREED: That the regular assessment for April 1957 be $90 per family.

VOL. X, No. 1 March 29, 1957

MARCH 27 MEETING (Last Half): Report by Nancy Rawson

Other Methods of Raising Money:

1. Sale of Water Rights: John Harris reported that he had talked with Mr. Pearmain, the real estate agent who is handling the sale of Mr. Browning's property across Conant Road from BW. There are four lots involved, two of which have already been sold. Mr. Pearmain believes that the owners of three of the four lots would definitely be willing to pay for the privilege of tapping off of our water main. The fourth lot would be less certain. Once the main is taken out to Conant Road, BW loses control of it, so it is worth our while to try to make a package deal for sale of water rights to all four lots, instead of allowing the main to be taken out to Conant Road, because of sale of rights to only one or two lots. We could perhaps write a sale contract which would bind each buyer to pay a pro rata share of our general maintenance costs of the main.

Mr. Pearmain thought each owner would be willing to sustain a total cost of about $1500.00 to get water to his house. This would allow us to charge about $600.00 per lot for the rights themselves, leaving each owner about $900.00 per lot for putting in the main and running the water lines. Neither our water pressure nor our non-profit standing would be affected by such an arrangement. Mr. Pearmain had talked to Mr. Warner of the Water Board, who said that the Board would not agree to tapping off the main from its present location, but would agree to the tapping, if the main were extended about 80 ft. in each direction down Conant Road.

It was AGREED: That John Harris be authorized to negotiate for the sa le of water rights to the owners of the four lots across Conant Road from BW, with complete freedom to accept whatever price can be agreed upon.

2. Lowering Level of Contingency Account: There was a general feeling that this was not a good idea, so it was dropped.

3. Keeping Road Private: It appears that our road must be "approved" by the Town, whether or not it is "accepted", and that "approval" is contingent on the loaming and seeding of the road shoulders, among other things. Therefore, we could not get our money out of Escrow, even if we decided to keep the road private.

4. Selling Some Common Land: There was some interest expressed in this, if it can be done as part of a solution to the whole problem of Common Land Development and not just as a quick way of getting money. John Harris reported that Mr. Pearmain believes Davis is now interested in selling his 2 acre piece of cleared land, if he can also sell the wooded area to the north of it, also about 2 acres. It was suggested that if we could find a buyer for the wooded portion, who would not object to a playground on the cleared portion, Davis would probably be willing to sell both lots. He is talking in terms of $2500.00 per acre, but this seems high for the undeveloped land.

Due to the late hour, the meeting was adjourned, without further discussion of this issue.

VOL. X, No. 1 APRIL 10, 1057

REVISED BUDGET:

April - September 1957 - Budget:

1.	Road Repair (estimate)	$ 300.00
2.	Snow Plowing	50.00
3.	Survey and Placement of Road Bounds	850.00
4.	Tool Maintenance	50.00
5.	Audit of Books	120.00
6.	Cleaning of Drop Inlets	60.00
7.	Executive Operating Expenses	50.00
8.	Legal Fees	125.00
9.	Restoration of Contingency Account of the General Reserve Fund as Provided in Bylaws	500.00
10.	Play Equipment	150.00
	Total Operating Expense	$2255.00

Present Assets:

1.	General Reserve Fund	$ 135.00
2.	Escrow Account (for road shoulders)	2520.50
3.	Accounts Receivable (Assessments due)	275.00
	Total Assets	$2930.91
	Escrow	-2520.50
	Available Assets	$ 410.41

Balance:

1.	Operating Expense	$2255.00
2.	Available Assets	410.41
	Balance (deficit)	$1844.59

Assessments:

1.	Regular Assessment @ $90.00 per Family- (Approved by Consensus)	$1890.00
	Total Income	$1890.00

R.L.W. 4/30/57

LOAM ESTIMATE

Laurel Drive from intersection to S end.

Estimates are for 2-inch loam cover from edge of pavement to limit of disturbed ground. Areas already loamed are excluded.

Left side

F

From drop inlet nearest intersection ctr on Lot 8 to D.I. at middle of Lot 8 Laurel Drive frontage. Length 100 ft. $8\frac{1}{9}$ cu. yd.

D.I. mdl Lot 8 Laurel Dr. frontage to Lot 8/9 bd.	100	$7\frac{1}{2}$
8/9 bd. to point opp. pole $\frac{21}{10}$	126	8
Opp pole $\frac{21}{10}$ to rock with stk. on 9	82	$5\frac{1}{2}$
Lot 9 rk to D.I. W of Lot 9 driveway	90	6
D.I. to Lot 9 dwy	27	2
Lot 9 dwy to Lot 10 dwy	80	6
Lot 10 dwy to Lot 11 dwy	30	$2\frac{1}{2}$
Lot 11 dwy to pole $\frac{21}{13}$	42	$2\frac{1}{2}$
Pole $\frac{21}{13}$ to Lot 11 water shutoff	71	$6\frac{1}{4}$
Lot 11 water shutoff to pole $\frac{21}{14}$	74	7 3/4
Pole $\frac{21}{14}$ to D.I. nr. pole $\frac{21}{15}$	99	13
D.I. nr $\frac{21}{15}$ to N end Lot 13 dwy.	90	$7\frac{1}{2}$
N end Lot 13 dwy to S end	69	3
		86 1/4

Right side

Lot 19 corner is substantially loamed

Pole $\frac{21}{8}$ to D.I. at mdl of Lot 19 Laurel Dr. frontage	68	$4\frac{1}{4}$
D.I. to pole $\frac{21}{9}$	90	5
$\frac{21}{9}$ to $\frac{21}{10}$	126	$9\frac{1}{4}$
$\frac{21}{10}$ to Lot 18/17 bd.	60	6
18/17 bd to double oak in bank	54	6
dbl oak to pole $\frac{21}{11}$	27	3
Pole $\frac{21}{11}$ to Lot 17 dwy	30	3 3/4
Lot 17 dwy to 16 dwy	80	$5\frac{1}{2}$
Lot 16 dwy to uprooted stump opp 11 dwy	90	$3\frac{1}{2}$
		46 1/4

Right side Laurel Drive lomm estimate (cont.)

Upr. stmp opp 11 dwy to forked oak opp pole $\frac{21}{13}$	84 ft.	2 cu. yd.
forked oak to point opp. pole $\frac{21}{14}$	102	3 3/4
D.I. opp $\frac{21}{15}$ to point opp. $\frac{21}{14}$	91	$4\frac{1}{2}$
D.I. opp $\frac{21}{15}$ to Lot 15 dwy.	61	3
15 dwy to pole $\frac{21}{17}$	23	$5\frac{1}{2}$ (0.5)
Pole $\frac{21}{17}$ Lot 13 dwy S end	62	$4\frac{1}{4}$
		$46\frac{1}{4}$
Total left		$64\frac{1}{4}$
Total right		$86\frac{1}{4}$
Total		$150\frac{1}{2}$

THE CONSENSUS

VOL X, No. 2 May 9, 1957

NEXT MEETING: Date to be announced, sometime within the next three or four weeks. Cards will be sent out a few days ahead.

MAY 8th MEETING: Report by N. Rawson
Clerk

Present: Homer Eckhardt, Ranny Gras, Grovers, Manny Kramer, Paul Loewenstein, Dick Morgan, Nancy Rawson, Art Swanson, and Lang Wales.

Loaming and Seeding: According to the Town, our road is complete except for: 1. Loaming and seeding the shoulders, 2. Placing stone bounds, 3. Repairing surface deterioration. Only the completion of the first item is required to get the money from the Escrow Account.

It was reported that we have ordered 350 cu. yds. of loam at $2.50 per yard. This will be dumped this week and spread by machine spreader (at $7.00 per hour) on Friday and Saturday, May 10th and 11th. Work teams of at least six people each are being organized for mornings and afternoons of the 11th and 12th, to rake out the loam. If we have rain by that time, liming and seeding will also be done then. If not, it will be done the following weekend. Stuart Grover is investigating the types of grass seed available and will purchase the lime and seed.

Certificates of Title: Will all BW members who have registered land please see if they can find their Certificates of Title to same and turn them over to Lang Wales, as they are required by the Land Court in order to execute the release from the will provision, as previously agreed.

Water Rights: It was reported that three of Browning's four lots across Conant Road have been sold. Mr. Pearmain is going to arrange a meeting between the owners, Browning, himself and a representative of BW, to discuss the sale of water rights.

Drop Inlets: It was reported that we plan to hire labor for the cleaning of the drop inlets, as soon as the loaming and seeding of the shoulders is completed.

Common Land Committee: Paul Loewenstein volunteered to serve as Chairman of a reconstituted Common Land Committee, consisting of himself, Homer Eckhardt and Dick Morgan.

Unloading Caterpillars: It is requested that members who have contractors unload caterpillars, see that the contractors place planks under the treads- to save our road as much as possible.

MEETING ADJOURNED

Thank You: The Harrises want to let everyone know how much Chuck is enjoying the records BW gave him, and to thank all for their thoughtfulness.

Brown's Wood, Inc.
Moccasin Hill
South Lincoln, Mass.

WALTHAM
MAY 13
1-PM
1957
MASS.

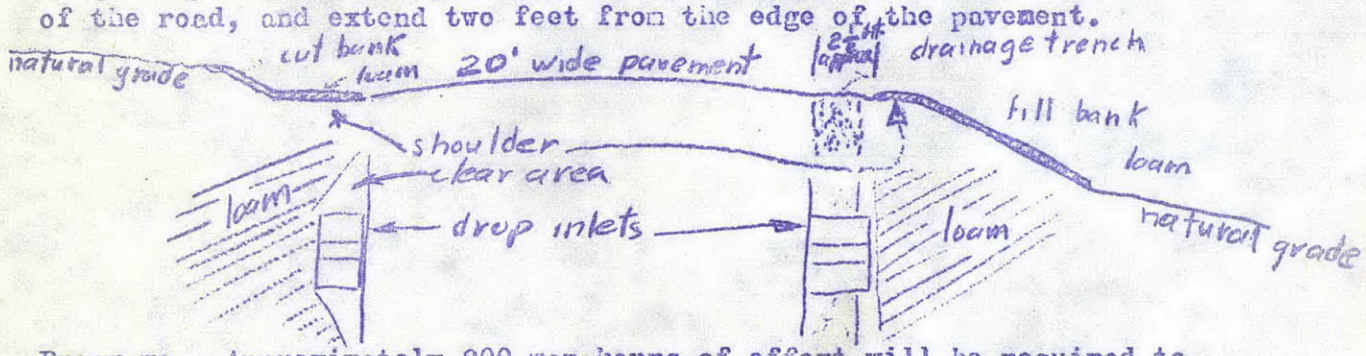
Mr. and Mrs. Edward Healy
Moccasin Hill
South Lincoln,
Mass.

THE CONSENSUS

VOL. X, NO. 2 May 14, 1957

Loaming and Seeding: Last weekend saw a good beginning to the spreading of loam. Art Swanson arranged for the dumping of 320 cubic yards of loam (at $2.50/cu.yd.) at specified locations. Stuart Grover purchased and brought in 2200 lbs of ground limestone and a suitable quantity of seed (Massachusetts Highway Bank Mixture.) A small bucket dozer has been distributing the piles of loam and doing some spreading. Over the weekend many BWers raked and spread loam preparatory to seeding.

Specifications: "Loam and seed shall be placed on all unpaved areas." However, because loam and vegetable matter could clog our drainage system, no loam shall be placed over the drainage trenches, and the entrances to the drop inlets shall be cleared of loam. All sticks stones and other debris shall be removed from the roadway and shoulders. The loam should be formed at the edge of pavement or drainage trench so as to form a distinct rise in level of two inches. Care should be taken to keep loam off of the paved surface. In observing this, one should not be misled by the sand and gravel lying over the pavement edges. The quantity of loam has been figured to provide the proper coverage, and efforts should be made to spread the loam evenly over the full width of the bank and shoulder before final leveling. It is hoped that transportation of loam b wheelbarrow will be necessary only infrequently. The drainage trenches, by the way, are on the downhill side of the road, and extend two feet from the edge of the pavement.



Program: Approximately 200 man-hours of effort will be required to complete the loam spreading. If each BW family contributes ten man-(or woman-) hours, plus about one additional for liming and seeding, we can accomplish the whole job ourselves.

The work can probably be most effectively accomplished by teams working together. If members would call Nancy Rawson and let her know when they could work this weekend, she wouldn't have to call them. When the teams are known, leaders will be selected and instructed in the results desired. Many may feel that they would rather work at other times. The above specifications are intended to provide a guide for them. Liming and seeding will be done on a carefully organized basis to avoid duplication and omissions, but free-lance loam spreading can be done wherever it appears needed.

Money: The purpose of this activity is primarily to prevent erosion of the road banks and silting of the drainage system. A helpful by-product willbe the release of $2500 held in escrow until this work is accomplished. In the meantime, two BW members have paid a total of $1012 from their personal funds to cover the loam, lime, and seed, which were obtained cash on the barrelhead. Any member feeling able to share this load could send a check to Kal Novak to bolster the treasury until assessments and escrow account are available. rlw

THE CONSENSUS

VOL. X, No. 4 May 21, 1957

The Executive Committee met Monday May 20 at the Wales residence to review the progress of the corporate business. As we members remember, the purpose of our Chapter 180 Agricultural and Horticultural Society is "to encourage agriculture and horticulture; To improve and ornament the streets, squares and common land of said community". Anyway, the committee felt the results so far are rewarding enough to be reported as inspiration for the days ahead.

Arthur Swanson, it was noted, put his gift of eloquence to good use when he talked the seemingly delinquent loam supplier into an extra 50 cubic yards over what said supplier had counted on. Free of course. Many thanks from all of us, at $2.50 per cu. yd.

The Water Problem, if you recall, consisted of two questions: a) Would the fire department spare the water, b) would the water department spare the time to turn hydrants on and off, so we could water newly seeded roadsides? - Both departments were ever so agreeable, they went right to the source and we had all the water we wanted, both week-ends. More than, in fact. Please, Mr. Gilbert, how about a little drought?

Turn-out, reports the recruiting office, has really been wonderful, even though the thoroughfare may not have looked too crowded the past two week-ends. With 3500 ft. of road and four shifts, the people get spread kind of thin, y'know. Some members must abstain despite their natural inclinations, such as the enciente, the recently enciente, the out-of-town or the one who has a disabled back (but who desired so earnestly to ease his mind by hiring a substitute that he is obtaining a high-school student).

Progress, report those who know, has been surprising, especially in view of the difficulty of working with heavy soggy muck while drizzle drizzles down your back. Many many cubic yards have been spread to dry and converted into many more square yards of tidy shoulders, and a good portion of the latter have been dusted with lime and seed.

Quotes We Doubt Ever Got Quoted:

"Why doesn't every family just do their own frontage?" (Smulowicz)
"Why can't we leave it natural instead of putting grass all over the place?" (Swanson)
"I'll be happy to teach the Hungarian language to anybody while we're all working on the road" (Margy, the Eckhardt's guest who has already put in a share and then some raking.)
"What's a Drainage Ditch?" (Ranny Gras)
"Surely not still surveying!" (Libby Burgher, who drove through, looks wonderful, lives in Cambridge, call info for her telephone number)

Quotes (continued):

"I suppose all this money we're saving will be thrown away on some foolish project like a swimming pool!" (Paul Loewenstein)

Speaking of Savings: I don't know about you, but a few months ago I kissed good-bye to and shed a few tears over the $2,500 (plus interest?) in the bank, figuring it was as good as gone to Ralph d'Amico and his stout-hearted men. So far, the loam, the lime, the seed (Highway Blend No. 240, comes in poultry feed bags, is invisible when spread, looks like weeds when it comes up, but give it time), the bucket-dozer spreading, the dents in the road, the lime-and-seed spreader, all come to a bit above $1,000. Even if this particular $1,500 saving goes to patch the dents in the road, we're still that much to the good, and that much closer to the shuffleboard court everybody's been talking about.

This Weekend: Should see a good deal more activity; it even seems possible to this optimistic reporter that the project could be completed in the following weekend, especially if members could tackle bits and snatches during week-days and early evenings, as well as volunteering for some weekend hours (call Nancy Rawson, TW4-9252), when we can work in groups.

N.B., B.W.!: The edge of the paving tends to get lost under sand, loam, clay, leaves and tourist litter. You have to look for it. Next to the paving, on both sides of the road, there is supposed to be a two-foot wide drainage ditch, which collects the water running off the road surface, and either allows it to seep into a gravel trench beneath, or conducts it to catch basins, whence it is piped to the gravel trench. This drainage ditch is also lost in places and must be reinstated. It should be free of loam. Pure and simple loam would soon be washed away into the catch basins to clog up the percolation areas and fill up the pipes. Loam containing seeds would produce growth which would hold the water in place rather than allowing free flow. The ditches should be composed of and covered with sand. Small stones are acceptable, but large ones are unsightly and would collect leaves and debris which would also impede the flow of water. Next to the ditch, where the loam begins, a little shoulder or "berm" of sand should be piled up somewhat higher than the level of the loam. This prevents the water (which really runs in a storm) from eroding the loam.

N. B., B.W.I (continued): If this all seems to be technical nonsense and unimportant, we undertake to remind you politely that we have to pay for the maintenance of this road for a while, that the worst enemy of any road, ~~XXXXXXX~~ next to heavy trucking, is water, that our road will not be accepted unless the drainage system proves itself, and also that the State Planning Board awaits with interest the results of this "test case", for they feel that many problem areas could be helped by such a system if it works. So far it's done very well.

There is a free sample, sprouted and all, in fromt of the Eckhardts', for ambitious horticulturalists (?) to examine for imitation.

Brown's Wood, Inc
Moccasin Hill, So Lincoln

BOSTON,
MASS. 17

Mr. R Langdon Wales
Moccasin Hill, South Lincoln
Mass.

6-20-57

THE CONSENSUS

VOL. X, No. 5

Report by John N. Harris

A general meeting was held at the Loewensteins' Wednesday June 12, 1957 at 8:30 P.M. Present were Ranny Gras, Gunny Grover, John Harris, Ed Healy, Jacques Hill, Manny Kramer, Paul and Sophie Loewenstein, Carol Meyer, Dick and Molly Morgan, Kal Novak, Nyna Polumbaum, Dave Ritson, Dave Shansky, Bob Smulowicz, Art Swanson, Lang Wales, and Gene Rapperport. Sixteen out of the twenty-one membersfamilies were represented. This is the best representation that we have had at a General meeting for a long time. The reason for the big turn-out was apparently due to the principal subject under discussion--viz., a swimming pool--to have or to have not.

The first item which was brought up was the Treasurer's report on the state of Brown's Wood, Inc. financial condition. The cash on hand is $352.91 with $765.00 due from the last assessment. All previous assessments are collected in full. We will owe Snelling approximately $800 for surveying and placing road bounds whenever they are complete. However, we have about $2500 in Escrow which we should be able to get whenever the town is willing to approve our loaming and seeding job. (The job is still incomplete with only about 2/3 finished.)

The playground Committee was requested not to spend their $150 allotement until BW has more cash on hand to meet outside financial commitments.

Following these financial deliberations, Lang Wales read excerpts from the Bylaws concerning the aims of the Corporation and the section dealing with consensus. Those present were charged to fulfill these aims in accordance with the spirit with which they were originally set up. In particular the process of consensus was reviewed and attention drawn to the necessity of continued deliberation and compromise until a solution reasonably satisfactory to all is reached.

Paul Loewenstein opened the discussion by a review of the results of the questionsire which was sent to all member families. The results indicated a very strong (but not unanimous) backing for a pool. However, nearly everyone felt that $50 - $75 per family was the maximum seasonal pool fee which they would be willing to pay. This would cover operating costs for the pool but would certainly not be enough to amortize a debt large enough to build the pool.

VOL. X, No. 5 June 20, 1957

It was estimated that the cost of the pool would be approximately $6000 with no BW labor. (In view of recent performance it is hardly expected that a sufficiently large reservoir of Labor exists in BW to reduce this cost appreciably. Ed.)

Various schemes for raising the money were presented.

1. Raise from among members (unlikely)

2. Sell bonds (annual amortization cost too high, also, if members drop out pool might have to close)

3. Sell shares to outside families (unacceptable to many since perhaps only 1/4 of total contributions would be from BW members, thus creating the feeling that outsiders had built the pool)

4. Sell Lot 6, put pool on Lot 21

5. Sell Lot 21, put pool on Lot 6

6. Sell Lots 6 and 21, buy Davis field and build pool on it

7. Sell Lot 21, dam up brook on Davis land to make a lake

8. Have tour of BW houses and charge admission (little income anticipated)

9. Conduct bazaar' (income uncertain)

10. Wait until we are in a better financial position.

Of these proposals, 4, 5, 6, and 7 received considerable attention.

There are some members who are not able to participate at present in any scheme but would be interested sometime in the future. The selling of Lot 6 represents a contribution from each member family. Further monetary contributions required to meet operating costs would come only from members or outside families participating in the pool program. In a sense this means that BW families who are unable to participate financially are denied access tothe pool in spite of having

contributed the land, whereas outside families may have access to the pool by merely paying a fee. (Perhaps an upward adjustment in fees to outside families would equalize this situation somewhat. Ed.)

One member expressed the vigorous opinion that if we must resort to the sale of one of our common land lots to finance a pool, then we could not afford a pool. This constituted an objection to the sale of either Lot 6 or 21. It was pointed out, however, that it was unlikely that BW would ever be in a much better financial position, certainly not enough so to afford to pay for the pool outright. Another voiced the opinion that since most of us have been city dwellers having little or no land around the house, felt a strong need during the subdivision effort to have a great deal of free land. For many people this need has subsided after living on a one or two acre lot.

The question arose as to whether a common house had been planned for Lot 21. It was stated that there seemed to be only minor support for a common house. There were differing opinions as to whether our future teen-agers would prefer a BW Community House to the facilities offered by the town.

A swimming pool for our children now is particularly important. Many felt that to delay excessively would be refuting the aims of the corporation which originally represented great inducement for many to join.

A proposal was made by Ranny Gras that Davis might give us the necessary land if we did the necessary work in damning-up a brook which flows through his land, since this would enhance land values. Approximately 900 acres would drain into a 9 acre lake. However, this attractive idea was not considered to be a practical proposal by many present since legal and financial entanglements are rather formidable and the time required might be several years.

Another proposal by Ranny Gras was to locate the pool in the NE corner of Lot 6. Then if the Davis land becomes available it can be combined with this corner and the rest of Lot 6 sold as a house lot. Lot 21 could be sold to finance a pool. There seemed to be no strong support for this proposal because of access problems creating a new subdivision and the reaction of the planning board to it, also, the undoubtedly higher cost variously estimated at $1000 to $3000 more for building a pool on Lot 6.

VOL. X, No. 5 June 20, 1957

The question arose whether selling Lot 6 for market price might result in a member who might feel that he had already paid his way and hence need not contribute further to BW. It was felt that already we have people in BW who are relatively inactive and one more would make little difference. Also, there is no reason to suspect that a new member will be less likely to cooperate just because he can afford a more expensive lot.

It was proposed but not agreed that Davis be offered $5000 with a $250 binder for his lot and if he accepts Lots 6 and 21 can be sold to pay for it, price determined by consensus.

Lang questioned whether anyone thought that Lot 21 is a poor location for a pool--apparently not. A poll indicated that there was a strong preference for either Lot 20 or 21 over the Davis land for a pool location. This stemmed from an increasingly strong feeling for a centrally located facility.

It was proposed but not agreed that Lot 20 or 21 be accepted for a pool location.

It was proposed and AGREED: That Lot 21 is acceptable as a pool location.

It was proposed but not agreed that Lot 6 be sold to finance a pool.

It was suggested that a Finance Committee be appointed to find investors or otherwise raise $6000 to finance the pool.

The question arose as to the relative desirability of Lot 20 versus Lot 21 as a pool location. 20 seems to be more open, however one person objected on the basis of a safety problem from the high bank. Others felt the bank offered great protection. Bob Smulowicz prefers to have a house across the road from him rather than common land facilities. However, he stated a willingness to reconsider after being informed that the Rawsons consider Lot 21 a much more desirable building site than Lot 20. However, since he had never personally heard the Rawsons state a preference for either lot, it was suggested that the Rawsons communicate their preferences directly to the Smulowiczs. It was recalled that the Rawsons have expressed a willingness to abide by whatever decisions are finally reached by BW, and in any case, would not object

to the common land facilities being developed next door to them. Most persons present felt that Lot 21 is a more desirable house site than Lot 20.

The meeting adjourned at midnight. Not onlywas no definite decision reached regarding practical plans for financing and building a pool, but the vigorous dissents make the future prospects gloomy.

Brown's Wood, Inc.
Moccasin Hill
South Lincoln, Mass.

BOSTON, JUN 23 4 30 AM 1957 MASS. 5

PRAY FOR PEACE

2¢ U.S. POSTAGE

Mr. and Mrs. R. Langdon Wales
Moccasin Hill
South Lincoln,
Mass.

PERSONAL LETTER July 2, 1957

June 19, 1957

Dear Brown's Wood,

On June 18, Nettie Shansky and Molly Morgan started a savings account in the Newton-Waltham Bank, called "Brown's Woods Swimming Pool Account". Its account number is #3000 and it now holds $20. We explained our purpose to one of the bank officials, who helped us to set up the account. We told him that we did not anticipate drawing out any funds until at least a year had elapsed. We intend to accumulate money in this account until by this means and any other means that may become possible-- the swimming pool can become a reality. Anyone can deposit money in this account in the Newton-Waltham Bank. All you have to do is make out a check to the Newton-Waltham Bank for deposit in Account No. 3000-- or, if you forget the number of the account, you can simply make out a check to Brown's Wood Swimming Pool Account. You do not need either the signature of Nettie Shansky or Molly Morgan to deposit a check in the account. You would need both our signatures to make a withdrawal.

This is our way of saying we like the idea of a swimming pool in Brown's Wood-- and we want to make a beginning on the project. We know lots must be worked out-- in both senses of the word, and we'd like to be constructive about the problems ahead.

Also, we have heard people making interesting and worthwhile suggestions, recently, which could point the way towards one possible solution. I won't mention the suggestions, here, as I feel that the people who had the ideas will speak up again for themselves-- but I will say that compromise and sincere consideration of several points of view, were implicit.

With hope for cool refreshing days ahead-

Very truly yours,

Molly Morgan
Nettie Shansky

The writers of the above letter say they will keep a record of all donations and the donors thereof.

Mr. & Mrs. Edward M. Healy

Moccasin Hill

So. Lincoln

Mass.

THE CONSENSUS

VOL. X, No.6 September 25, 1957

SEMI-ANNUAL BUDGET MEETING - SEPTEMBER 25, 1957

Agenda:

Minutes of the last meeting
Report of the Executive Committee
Report of the Treasurer
Two proposals for Consensus
1. Road maintenance
2. Funds in Escrow
Budget
Discussion of sale of transit
Approval of house plans

VOL. X, No.6 September 25, 1957

Report of the Executive Committee: The Executive Committee's main concerns during the past six months have been to complete the various maintenance projects required to get Brown's Wood's physical property in good condition, and to organize the Corporation's business and financial affairs so that they are in good order, documents are readily available and any member can easily be given information necessary to handle Corporation business.

In the first category have been the seeding of the road shoulders, the cleaning of the drop inlets, the replacing of missing cedar posts, the setting of road bounds and the repair of the chain saw.

Early in the summer, members were fairly successful in getting the road shoulders loamed and seeded. However, the drought resulted in loss of some of that effort, but not all. The project is now being completed by hired labor. The cost to date has been $1237.14, with an additional $200.00 in the current budget to complete the job.

The drop inlets were cleaned out in July by hired labor. The same labor also reset several cedar posts marking the inlets. Cost of both projects together was $100.00.

The setting of road bounds has been completed, with the exception of one bound on the Lot 12 frontage, at a cost of $738.00. This is about $100.00 less than Mr. Snelling's original estimate.

The chain saw has been repaired at a cost of about $55.00.

In addition to the above projects directly supervised by the Executive Committee, a Playground Committee consisting of the Polumbaums, the Ritsons, the Shanskys, Ruth Wales and Manny Kramer, studied the playground requirements of the Corporation and made a report to the Executive Committee.

The Playground Committee directed the clearing of a small area of Lot 21 and the setting up of some play equipment for small children, at a cost of about $130. They also presented some long-range plans which the group may want to consider later on.

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Report of the Executive Committee, cont.

In the second category were the investigation of the sale of water rights to the owners of the lots across Conant Road, a consideration of the possibilities of some land on Weston Road which Edgar Browning owns and wants to sell, the Release from the Will Provision in our Deeds for the owners of Registered Land, a review of our Insurance and an organization of the Corporation Books and Files.

The possibility of selling water rights to the owners of the lots across Conant Road from Brown's Wood was investigated. However, the purchase of such rights did not appear to be economically feasible for the owners of the land, and the matter was dropped.

After meeting with representatives of Edgar Browning and walking over about 14 acres of land on Weston Road which he is interested in selling, the Committee considered whether the land might be of any interest to Brown's Wood either for our own use or as part of an adjoining development. There appeared to be so many undesirable factors involved in our attempting to take any active part in the development of the land that the Committee decided to make no recommendation to the members for action on the land.

The release from the will provision for all owners of Registered Land in Brown's Wood has been completed and all Certificates of Title turned in to the Land Court.

The Books have been audited, and, with the advice of the Auditor, the Treasurer has set up a simplified bookeeping system.

The files have been cleaned and reorganized and our insurance policies checked, brought up to date and collected in the files.

The Corporation's financial picture has appeared dark at times during the past six months. However, looking ahead to the completion of the seeding of the road shoulders, we see a resolution of our financial problems. With these under control, and satisfactory arrangements made for the continual maintenance of our road, until such time as the Town accepts it, we feel that the Corporation's affairs will be in good order.

R. Langdon Wales
Ranulf W. Gras
Kalman Novak
John N. Harris
Nancy B. Rawson

VOL. X, No.6 September 25, 1957

Report of the Treasurer:

April 1, 1957

Cash on Hand----------	$ 133.41
Assessments due----------	175.00
	$ 308.41
Assessed, April 1, 1957	1890.00
Assets	$2198.41

Spent, April 1, 1957 - Sept.25, 1957

Loam	$ 875.00
Limestone & seed	173.00
Spreading loam	105.00
Labor- grading & seeding	84.14
Insurance	7.50
Chain saw repairs	55.85
Common Land Development	5.60
Ritson- reimbursement for Real Estate Taxes	8.00
Fleischman- Auditing Books	80.00
Snelling- On acct. for surveying	100.00
	$1494.09

Balance, September 25, 1957

Assets, April 1, 1957	$2198.41
Spent, April 1, '57 - Sept. 25,'57	1494.09
	$ 704.32
Less, unpaid assessments	460.00
Cash on hand	$ 244.32

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Proposal 1 for Consensus - Road Maintenance

FOR
AGREEMENT That Budget amounts for road maintenance, including snow plowing, are hereby authorized to the extent determined by the Executive Committee, up to the amount of $500 in any one year. In addition, one further oiling and sanding of the surface is hereby authorized when recommended by competent authority. This authorization shall cease when the road is accepted by the Town.

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Proposal 2 for Consensus - Money in Escrow Account

FOR ~~AGREE~~MENT ~~follows:~~

That when the $2500.00 is released from Escrow, it shall be allocated as follows:

1. An amount sufficient for oiling and sanding the road shall be placed in reserve for one year.

2. The balance shall be used for current budget requirements of successive budget periods, as though it were current income to the General Reserve Fund in each such period, as long as the funds last. Regular assessments in those periods shall be zero, as long as the funds remaining are sufficient for current needs. In the budget period in which the balance is less than current requirements, the sum of regular assessments shall be only the additional amount needed to make up the difference.
   Notice is here taken of an exception to the minimum assessment provision of the By-Laws, while this money lasts.

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Proposed Budget: October 1, 1957 - April 1, 1958

1.	Taxes	$ 47.60
2.	Administrative Expenses	25.00
3.	Liability Insurance	129.95
4.	Snelling - Survey for Road Bounds	638.00
5.	Legal fees (estimate)	195.66
6.	Wages	18.11
7.	Snow plowing	150.00
8.	Road patching	200.00
9.	Tool maintenance	25.00
10.	Seeding	200.00
11.	Playground	150.00
12.	Restoration of Contingency Account	500.00
	Total Operating Expense	$2279.32

Present Assets:

1.	Cash on hand	$ 244.32
2.	Accounts Receivable	460.00
3.	Escrow Account	2520.50
	Total Assets	$3224.82
	Escrow	2520.50
	Available Assets	$ 704.32

Balance:

1.	Operating Expense	$2279.32
2.	Available Assets	704.32
	Balance	$1575.00

Assessments

1.	Regular Assessment @ $75.00 per family	$1575.00
	Total Income	$1575.00

THE CONSENSUS

VOL. X, No.7 October 3, 1957

SEPTEMBER 25 MEETING

Present: Lyman & Nancy Allen, Homer Eckhardt, Renny & Ann Gras, John Harris, Ed Healy, Jacques Hill, Manny Kramer, Paul Loewenstein, Kal Novak, Nancy Rawson, Dave Shansky, Bob Smulowicz, Art Swanson and Lang & Ruth Wales.

Reports: The Minutes of the last meeting were read. The Executive Committee Report and the Treasurer's Report (Consensus, VOL. X, No.6) were read.

Proposals: Two proposals, as published in The Consensus, VOL. X, No.6, were presented for consensus by the Executive Committee.

There was considerable discussion of the first proposal concerning road maintenance. It was pointed out that, in order to make continuous road maintenance possible under the Corporation's By-laws, provision for it should have been made at the time the road was built. Failing this, we should now make provision so that an item for road maintenance in each budget is permanently provided for. The proposal was revised as follows: AGREED: That inclusion in proposed budgets of amounts for road maintenance, including snow plowing, are hereby authorized to the extent determined by the Executive Committee, but not to exceed $350.00 in any one fiscal year. This authorization shall cease when the road is accepted by the Town.

Proposal 2 was revised as follows: AGREED: That when the $2500 is released from Escrow, it shall be allocated as follows:

1) $2000.00 set aside for oiling and sanding the road until the oiling and sanding is done, or until the road is accepted by the Town, or until June, 1960.

2) The balance and any of the $2000.00 remaining after the execution or expiration of (1) shall be used for current budget requirements of successive budget periods, as though it were current income to the General Reserve Fund in each such period, as long as the funds last. Regular assessments in those periods shall be zero, as long as the funds remaining are sufficient for current needs. In the budget period in which the balance is less than current requirements,

the sum of regular assessments shall be only the additional amount needed to make up the difference. Notice is here taken of an exception to the mimnimum assessment provision of the By-laws.

Budget: The budget, as published in The Consensus, VOL. X, No. 6, was presented, except that a call to our lawyers had determined that the fee for their work in connection with the Release for owners of Registered Land would be $310.00, rather than the lower figure appearing in the published budget. The proposed budget was therefore revised to include $310.00 for legal fees, instead of $195.66. Since there were no objections or amendments, the budget stands as proposed.

AGREED: That the regular assessment for the budget period, October 1, 1957 - March 31, 1958, be $80.00 per family.

House Plans: The house plans of the Allens, the Waleses and the Rawsons were approved.

Transit: It was proposed by the Executive Committee that we sell our transit, since it is no longer being used for the purpose for which it was originally bought and would probably bring a sizable sum of money if sold.

It was AGREED: That the Executive Committee be authorized to sell Brown's Wood's transit.

Meeting adjourned.

VOL. X, No.7 October 3, 1957

Revised Budget: October 1, 1957 - April 1, 1958

1. Taxes	$ 47.60	
2. Administrative Expenses	25.00	25
3. Liability Insurance	129.95	
4. Snelling - Survey for Road Bounds	638.00	
5. Legal fees	310.00	
6. Wages	18.11	
7. Snow plowing	150.00	150
8. Road patching	200.00	200
9. Tool maintenance	25.00	
10. Seeding	200.00	200
11. Playground	150.00	~~150~~
12. Restoration of Contingency Account	500.00	
Total Operating Expense	$2393.66	

575
600
300
500

Present Assets:

1. Cash on hand	$ 244.32
2. Accounts receivable	460.00
3. Escrow Account	2520.50
Total Assets	$3224.82
Escrow	2520.50
Available Assets	$ 704.32

Balance:

1. Operating Expense	$2393.66
2. Available Assets	704.32
Balance	$1689.34

Assessments

1. Regular Assessment @ $80.00 per family $1680.00

VOL. X, No.7 October 3, 1957

A Gala Party is planned for all Brown's Wood members, Saturday night, October 5th, at the Bolumbaums', at 8:30 PM. We'll be honoring the newest residents of Brown's Wood- the Hills, Novaks, Harrises and Smulowiczes. There'll be a charge of $1.00 per couple.. Beer for all and a midnight supper.

New Addresses & Phones:

Hill	Laurel Drive, South Lincoln	CL9-9587
Rawson	Silver Hill Road, Lincoln	CL9-9566
(mail)	Moccasin Hill, South Lincoln	
Smulowicz	Moccasin Hill, South Lincoln	CL9-9517

THE CONSENSUS

VOL. X, No.8 October 24, 1957

OCTOBER 23 MEETING

Present: Mary Eckhardt, Ann Gras, Stuart Grover, John Harris, Paul Loewenstein, Carol Meyer, Kal Novak, Nancy Rawson, Nettie and Dave Shansky, Art Swanson and Lang Wales.

The entire meeting was given over to a discussion of the Budget, its content and the method of administrating it. The discussion revolved around the following points:

1. The supposed lack of control of the budget items by members and the inclusion of both past and future expenses in the same budget
2. Lawyers' fees.
3. The mechanism for paying for the loaming and seeding, while the money so allocated from the Development Fund was in Escrow
4. The $80.00 assessment
5. Road maintenance and acceptance and the disposition of the funds in the Escrow Account.

Control of the Budget and its Content: It was pointed out that all items in the budget are either specifically authorized by the by-laws because of legal obligations of the Corporation (e.g. Taxes), or are the result of past action by the group as a whole (e.g. the decision to have the lawyers execute a release for owners of registered land- Consensus, VOL. X, No. 1). The amounts of these items are either estimated by the Executive Committee or are determined by bills received for work previously authorized by the group.

The budget will thus include both "past" and "future" expenses. Past expenses include payment for work which has been authorized and completed, but not paid for. Future expenses include payment for work to be done in the future but already authorized by the membership.

Lawyers' Fees: There was considerable discussion as to how we can control our lawyers' fees. There was some feeling that perhaps we could save money by changing lawyers. But it was pointed out that there would be considerable time, and probably cost, involved in familiarizing new lawyers with our set-up. The point was also made that good professional services are expensive and that our lawyers appear to be competent and to be charging fees which are in line for the service they are giving us.

One of the chief causes of our high lawyers' fees has

been the complicated nature of our by-laws, option and pre-emption agreement, etc. This was something anticipated from the start, but some members felt that the protection offered by the complicated arrangements was worth the extra cost. It was also pointed out that our lawyers do not charge us for their time, unless we authorize (hire) them to go ahead and take action on a particular issue. They will notify us of matters which they feel require our attention, but will make no charge unless we say to go ahead and take action. We are free in each case to act, not act or hire other lawyers, as we choose. At the present time, Brown's Wood has not retained the lawyers to act for us on any matters. so there can be no further lawyers' bills until such time as the membership authorizes retention of the lawyers for specific purposes, by Consensus.

Loaming and Seeding: There appeared to be confusion as to where the money for the loaming and seeding had come from. John presented the following statement of the Executive Committee:

"Loaming and seeding of the road banks has been an obligation of the Corporation to the Town, since commencement of construction of the road. The Corporation has had funds tied up in Escrow until the loaming and seeding is complete. That this work should be performed by Brown's Wood has been established since the road contract was let. The Executive Committee therefore felt it a duty to get this work done promptly last spring. Had the weather been less dry, the work would have been completed and the funds recovered from Escrow during the last budget period. Although the grass has recovered from the drought remarkably, completion of the work has been delayed until rain. But for this, the funds used would have been replaced before other amounts became due.

"We believe that this represents good planning for a job which had been previously authorized. The time for completion was extended by a weather situation so rare as to be beyond reasonable anticipation."

The Executive Committee felt it acted in the best interests of the Corporation, and in a manner conventional for all Corporations, in paying for previously authorized work (the money for which was tied up) with funds budgeted for a bill which did not come due as anticipated during the budget period.

Lang reported that it was probable that our money would be forthcoming shortly from Escrow. Mr. McClennan was meeting

VOL. X, No.8 October 24, 1957

with the Planning Board the night of our meeting and was going to propose to them the release of our funds. He appeared optimistic about their acceptance of the proposal.

Assessment: The discussion of the above items seemed to clear up many points of misunderstanding, but those objecting to the $80.00 assessment felt it necessary to let their objection stand. The Assessment for the current budget period will therefore be $50.00. This may necessitate borrowing in order to pay our debts, keep our road plowed, etc., as there are few items in the current budget which can be by-passed. The objectors felt that this action might be one way to point up the necessity for a by-law revision which would allow the budget and the assessment together to be more immediately and directly controlled by the membership.

Road Maintenance: The objection to the proposal for the disposition of the funds in Escrow was based partly on uncertainty as to the best course of action to follow with our road. Lang reported two cost estimates from Flannery:

Hot top	$7.50/ton 40 tons/100 ft. of pavement, 20 24 ft. wide 3600 ft. X 40/100 X $7.50 = $10,800.00 3600 x 40/120 x 7.50 = 1200 x 7.50 = $9,000
Sand & Asphalt	$0.50/sq. yard 8 X1200 yds. X $0.50 = $4800.00 20/8 x 1200 x 0.50 = $4000.00

There was a strong feeling that our decision as to whether to apply for Town acceptance of the road affects what we do now to maintain it. It was pointed out that if the group agrees to ask the Town to accept the road, it would be wise to make the request soon, while there are people in office in the Town who are aware of the particular problems of our road. It was suggested that the question of Town acceptance be on the Agenda for the next General Meeting.

Since the objection to the proposal for Consensus for the distribution of the money in the Escrow Account still stands, the money, when released, will be treated automatically as income in the current budget period, and at the end of the period any surplus will go into the Special Reserve Fund, unless another course of action is agreed on by Consensus.

MEETING ADJOURNED

The Treasurer urges all members to consider the urgency of our cash position at this time and to pay the $50.00 Assessment as promptly as possible when bills are received.

Brown's Wood, Inc.
Moccasin Hill
South Lincoln, Mass.

Mr. and Mrs. R. Langdon Wales
Moccasin Hill,
South Lincoln, Mass.

THE CONSENSUS

VOL. X No. 9 December 9, 1957

NEXT MEETING: This Wednesday, December 11th, at the new, previously unmet-in Meyer house. The time is EIGHT P.M. so that more can be accomplished before the early risers must early to bed.

SNOW PLOWING: Anthony J. Melone, who plows for the Town of Weston, has contracted with us to plow the road for $12.00 per hour with a guaranteed $20.00 per trip charge. Last year we paid $16.00 per trip on an $8.00 per hour basis, but Ralph Danico, who did the work, sold his second truck so that he couldn't do private plowing. Actually, he never took as long as two hours and Mr. Melone understands that we expect him to accomplish the plowing within the $20.00 charge. He will plow, when the accumulation is over four inches, at about 6 A.M. or 4 P.M. This arrangement was obviously made by a commuter, not a shopper or play-group chauffer. Melone has sanding equipment, but sanding is to be done to order.

Road Patching: Only two contractors had quoted on road patching after two weeks of calling. John J. Flannery quoted $100, A.J. Melone $238. Flannery was hired, and within three days completed the work, patching more places than had been marked.

Escrow Account: The Planning Board has reviewed the gross situation and released $1500.00 of the $2500 plus held in escrow. The balance presumably will be released in the Spring following completion of the loaming and seeding.

Road Drainage: Two defects in drainage were noted during the November rains. Surface water washed out a portion of the road bank on the Moccasin Hill frontage of the Smulowicz' lot, near the intersection. Responsibility has been assigned to the Gas Co. for failing to raise shoulder level sufficiently after laying pipe there. We are trying to get them to correct it. Farther down there is some wash accross the Smulowicz driveway. This is due to the fact that the driveway provides a more attractive watercourse than the road shoulder. This sort of thing is the owner's responsibility.

Apparently the water velocity on the road surface between Swanson's and Polumbaum carries the runoff past the drop inlets in that area, and the water shoots off the course into Eckhardt's lot. Fortunately the crest passed south of the driveway, and no damage was done, but more action will have to be taken here.

Swimming Pool Fund Proposal: A plan for regular savings toward a swimming pool, to be discussed at the Dec. 11 meeting.

1) Each participating family volunteers to contribute 75.00 or more each year up to a limit of $500.00 per family to the Brown's Wood Swimming Pool Savings Account (already established by Molly Morgan and Nettie Shansky).

2) Since a corporation cannot own a savings account, this will be handled outside of official Book-Keeping. Two persons from the Group (not of the same family), shall keep the books on the account for the time it exists, making a yearly report to the members of total funds and individual contributions; Both signatures shall be necessary for withdrawals.

3 At any time a number of families representing 75% of the money in the account, can dissolve the association, returning each member's share with interest. Any member in financial distress can withdraw his funds.

4) This fund shall be open to contributions from others in the neighborhood who would be interested in a pool membership.

Pool Fund cont.: 5) After the pool is contructed and in operation, those who have contributed to the fund shall have their annual pool membership dues reduced by 40% until the sum of these reductions shall equal the total of their share of the account, including interest.

6) If after six years no pool construction has begun, the account shall be closed and all money returned with interest to contributors.

This proposal, submitted by Ruth Wales, is intended to give substance to discussion and is not designed as a plan to be accepted or rejected as presented. Details of any such arrangement would be determined by those who participate.

FOUR YEARS OF CONSENSUS:

December 27, 1953, a newsletter of the future Brown's Wood group was issued under the title of The Concensus. This was the first appearance of the word in print, but unfortunately there were several more before the editor learned how to spell it.

February 19, 1954, there appeared a report of the first explanation of the word's meaning to the group: "Briefly, consensus is based on a philosophy or attitude which considers that the individual is of highest importance, and also assumes that the individual is rational, objective, and reasonable. ... (It) has been used by ... our own group so far. There is still agreement that the method is desirable, and that it will probably work in most cases. However, there is some doubt as to whether it can work fast enough where speed is important, and whether it can meet an impasse or deadlock with no recourse. It has been suggested that we provide an 'out' ..."

Some Fears Materialized in the ensuing months. It took time to draw up a set of By-Laws based on consensus (including an "out") and get incorporated. It took time to draw up membership agreements and hash out differing philosophies of membership admission. Once or twice the group found itself stalemated with an individual who saw things differently, and had to wait til the situation clarified itself. There was no suggestion of using the "out", but on October 7, 1954, it was proposed

"That Brown's Wood Incorporated temporarily abandon the method of action by consensus for a period of at least one year after which consensus would be resumed.

The arguments in favor of this proposal were as follows. Consensus had proved to be inadequate in matters where speedy action was important. That in the year ahead the corporation would be faced with many matters where such speed is required, such as approval of a subdivision plan. The corporation cannot afford to lose time by clinging to an ideal. Furthermore, the membership of Brown's Wood has proved itself pretty reasonable. The majority could be expected to consider the opinions of the minority and not ride roughshod over them. Thus nothing or little would be lost and much expediency would be gained."

The proposal was not adopted, in fact "it appeared that consensus had won greater favor in it's first year than anyone had expected".

The Next Year business as usual progressed, the second piece of land was acquired, the membership filled to twenty-one, a subdivision was evolved and approved and lots were chosen.

Members felt pretty good then. For most of them, the feeling of progress was a sustaining power, enabling them to survive the shock of road construction bids and carry on to a more reasonable price and a contract.

Slowdown: After that a new phase of group business was entered, that of picking up loose ends. Options and pre-emptions had to be prepared for inclusion in deeds, all kinds of miscellaneous legal questions had to be ironed out, and it was necessary to choose from a waiting list of comparative strangers a few families to replace those who had had to leave the group.

In addition, many families had taken on the burden of getting houses designed. This introduced a divergence of viewpoint, those ready to build feeling a certain urgency (they couldn't build without deeds) and the others trying overly hard not to be rushed. The sense of frustration built up as poorly attended meetings went over and over the same matters. It was a bad time, and though nobody suggested using the "out", the whole system was questioned seriously, in January 1956, with a specific proposal for at least a quorum requirement.

"... Is it fair for members who take things seriously to have to go out of their way and run up sitter bills just because other families were not willing to take the trouble to come (to meetings) regularly?

In answer, the procedure of consensus was defended, even in its slow, laborious workings. A member felt one of the nice things about BW has been the lack of formal coercion. Adopting the proposed rule would spoil this and would have the negative effect compulsion always has. ..."

"... Under what circumstances, if any," the same meeting was asked, "is a minority justified in blocking the will of the majority? ... Admitting the difficulties of the veto, it was and is felt necessary to insure that no positive action be taken without the consent of all. Common ground was found, however, in the firm belief that every dissenting individual or group of individuals should give careful consideration to the majority opinion. Not all could agree that such careful consideration would necessarily bring about a change of mind. ..."

And later one member remarked "Also, the individual who really cares about the policies of the group is foolish not to use the power given him by consensus. The whole purpose of setting up a "made-to-order" community is so that the members can shape the community, its life, policies and composition, to their own wishes insofar as they are truly agreed."

From Then To Now, business has progressed through road building to lot deeding, through deed restrictions and

banks to deed restrictions and Land Courts, through naming roads to naming common land.

This period has been one of tremendous advance on the level of the individual family, in two years seventeen houses built and occupied, and residents enjoying advantages of community life without the "group pressures" that once were feared.

The corporation, however, what with transferring its land and fulfilling its obligations, has experienced a sharp decline in its sphere of activity. There is now very little for it to contemplate except getting rid of more property (the road system) and what to do with the property it can't get rid of (common land).

The latter question, admittedly, is potentially a large one. Over the years it may involve financial negotiations equal to those already undertaken in developing Brown's Wood. So it seems appropriate to give much thought at this time to the series of statements (starting perhaps in May, 1956) which question the adequacy of consensus for corporate needs.

The Complaints have been two. One the veto power. Even if the privilege is not abused, the possibility of its being abused discourages planning efforts, and gives rise to a pessimistic, defensive attitude which stands in the way of real understanding.

The other is the unwieldy nature of the beast. Even if everyone desires an action, it may take many meetings before every member is satisfied with the form of the action. This appears largely due to poor attendance, which in turn may well stem from a feeling that "we don't really have to go this time, they can't do anything unless we approve it". Likewise, to act quickly in an emergency requires tremendous effort.

Two Exploratory Suggestions have arisen out of these basic criticisms. One, aimed at the veto power, would increase the number of dissidents required to exercise the privilege, but would retain the ratification period for the benefit of those who simply can't attend meetings and those who reconsider. The other, aimed at the time element, would continue the search for agreement at each meeting, but would reduce or eliminate the ratification period, thus making attendance more essential.

It is hoped that other suggestions will be thrown into Wednesday's discussion. The more ideas that get tossed around, the better the chances of finding the right one.

Mr. & Mrs. R. Langdon Waleo

THE CONSENSUS

VOL. X, No.10 December 17, 1957

DECEMBER 11 MEETING

Present: Nancy and Lyman Allen, Ann Gras, Gunny Grover, John Harris, Jacques Hill, Paul Loewenstein, Carol and Jim Meyer, Molly Morgan, Kal Novak, Ed and Nancy Rawson, Nettie Shansky, Vera Smulowicz, Art Swanson, Ruth and Lang Wales.

Money Spent on Loaming and Seeding: Lang Reported that we have received $1500 of the $2500 in the Escrow Account. The $2500 was part of the original Development Fund. Since the actual cost of loaming and seeding was $1200, the remaining $1300 represents unspent Development Funds. The $1200 was "borrowed" from the General Reserve Fund to pay for the loaming and seeding. Now that we have this cash on hand, we can return it to the General Reserve Fund or use it to reduce assessments. 21 X $30 of this money, or $630, is needed to make up the difference between the $80 Assessment needed to cover the current budget and the $50 Assessment agreed on by the membership.

The discussion emphasized the fact that as long as we have high expenses for road maintenance, this additional cash will be useful as a cushion in the General Reserve Fund, since assessments are often not collected in time to pay bills when due. It was AGREED: That $630 be carried in the General Reserve Fund as a Revolving Working Capital Fund, through the Budget Period which ends March 31, 1959. That during this time it will not go into the Special Reserve Fund automatically at the end of any Budget Period. And that at the end of this period it will revert to the members in equal shares unless another decision is made then for its disposal. 570 see Vol 11 #2

Swimming Pool: The swimming pool proposal as outlined in Consensus, VOL. X, No. 9, was presented by Ruth Wales. During the discussion, the following points were brought out: 1) That many people would rather not tie up their money in a swimming pool account for an indefinite period of time. 2) That pool dues which will be used to pay back money loaned and interest as well as to support the pool, will be paid by everyone who uses the pool. 3) That these dues should probably be the same for all, Brown's Wood members or not, because, while the members of Brown's Wood own the land, they will gain in increased value of their property by having the pool there.

VOL. X, No.10 December 17, 1957

Swimming Pool, Cont.: John Harris suggested that, rather than ask people to tie up their money in a pool account, we might decide how much we need to build a basic psable pool (probably $5000 - $6000), divide this amount into proposed bond issues of a managable size, then solicit pledges to buy bonds from members and neighbors. If at the end of about six months enough money to construct a pool has been pledged, the bonds can be issued and construction started. If not, the project would have to be postponed. John, Paul Loewenstein and Ruth Wales formed a Committee to investigate the matter further.

Escrow Account: When the remaining $1000 is returned from Escrow, we will have $1300 which is unspent money from the Development Fund. It was AGREED: That the $300 of Development Fund money which we now have be held until the other $1020 is returned from Escrow, and that the entire amount then be returned to the members in pro rata shares.

Road Acceptance: Acceptance of our road by the Town would reduce our costs but deprive us of control of the road. Mr. Davis is about to subdivide his land. This subdivision will probably show a "paper road" connecting with Moccasin Hill, whether or not we put our road up for acceptance. Before we can make an intelligent decision, we need to know more about the proposed subdivision and the accesses to it and how the Planning Board feels about the road system in the area.

It was felt that it would be helpful to have expressions of opinion from any members of the Corporation who feel strongly about this matter. Meanwhile, a more thorough investigation can be made as to what is involved in putting the road up for acceptance at the March or September Town Meeting.

Meeting Adjourned.

Brown's Wood, Inc.
Moccasin Hill
So. Lincoln, Mass.

CAMBRIDGE A
DEC 18
7-PM
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Mr. & Mrs. R. Langdon Wales
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