

## THE CONSENSUS

VOL. XVI, No. 1

July 21, 1960

### PROGRESS TOWARDS ROAD ACCEPTANCE

The selectmen, planning board, water commissioners, Howard Snelling and all have "agreed in principle" on a plan for the acceptance of both our roads.

Water from Laurel Drive and upper Moccasin Hill will be drained along lower Laurel Drive so that none runs down lower Moccasin Hill. At the bend in lower Moccasin Hill there will be a dry well to collect the water from above the bend and below that it will just run onto Weston Rd. The amount finally flowing onto Weston Rd. will then be acceptably small.

Drainage along lower Laurel Drive will be carried to the first swamp off Conant Road to the east. This is about 750 feet from the foot of Laurel Drive, less than a third of the distance from Moccasin Hill to Route 117.

Howard Snelling has been asked to prepare a plan of this system so that we can obtain cost estimates. He has people available to work on it and says he will have it in about two weeks. Since some re-contouring of the road will be involved, it seems wise to postpone the surfacing. It also seems that we have a reasonable chance of getting the whole job done before the beginning of winter.

Jacques Hill

Ramseys: The Ramseys have looked at the two lots next to the Eckhardts and the Polumbaums, which are now owned by Mrs. Ascher Shapiro (no relation to the Shapiros of Browning land fame), and could be bought for \$15,000 together. The Ramseys consider the slope of these lots something of an advantage, and feel that they are also part of our neighborhood. They would probably buy one if there is someone to buy the other.

If you know anyone who might be interested in this very small co-operative, have them look at the land first, and then call Bill Ramsey, EL4 - 6872; or for more information call Ann Gras or the Eckhardts.

There will be a meeting of Brown's Wood Incorporated on Sunday, October 2, 1960, at 8:30 p.m., at the Eckhardts' house.

The agenda includes the following items:

1. Presentation of the budget for approval
2. Presentation of Executive Committee's plans for road re-surfacing
3. Discussion of latest developments on road drainage problems

H. Eckhardt

September 22, 1960

THE CONSENSUS

VOL. XVI No. 2

October 16, 1960

GENERAL MEETING OF OCTOBER 2

Reported by  
Paul Loewenstein,  
Clerk

Present: Jacques Hill, Dave Ritson, Ruth Wales, Homer and Mary Eckhardt, Ted Polumbaum, and Stuart Grover.

Item 1 - Budget: The following budget was approved without discussion:

October 1, 1960 - March 30, 1961

Taxes	----
Administrative Expenses	\$ 20
Insurance	100
Sums due by Adjudgment	----
Legal Services	50
Tool Maintenance	25
Road Maintenance	200
Road Plowing	250
Restoration of Contingency Account	500
Restoration of Working Capital Fund	150
	<u>\$1295</u>
Available Assets	<u>773</u>
<b>TO BE RAISED BY ASSESSMENTS</b>	<b>\$ 522</b>

Minimum Assessment

\$25.00 per family yields \$525.  
Excess \$3 will be set aside for  
road repair.

Item 2 - Resurfacing Road: At the suggestion of the Board of Selectmen, bids on two types of road surfaces were sought, (1) Mixed in place and (2) Hot top. Bids on Hot top only have been obtained (nobody does Mixed in place, it seems). The Town recommended a hot top layer 2 inches to 3 inches thick. The following bids have been received:

\$6,850 from Mystic Paving	for a 2 inch layer
\$8,555 from Bianchi	for a 2 inch layer
\$10,500 from R. J. Wood	for a 3 inch layer

Mr. Wood would be asked to bid again for a 2 inch layer. A contract will be given to one of the three bidders, probably within a week, to put a 2 inch thick hot top on all of Laurel Drive and Moccasin Hill.

There was some discussion about the effect of the road edges on this new surface since the new surface will be 22 feet wide while the present surface is only 20 feet wide.

The need for some sort of inspection while the work is being carried on was pointed out.

Item 3 - Road Acceptance: The latest solution suggested by the Board of Selectmen for the acceptance of our road system consists of carrying water from Laurel Drive down to Conant Road and to dump it on land owned by Mrs. Hunt. Mr. Sumner Smith had been empowered to make decisions for Mrs. Hunt and had expressed a negative opinion.

Meanwhile the lots have been put on the market and Mr. Pearmain is handling the sale. He has sold the first lot and will try to obtain permission to dump water on both lots. Further discussion with Pearmain will be necessary.

There was some discussion about the possibility of avoiding financial commitments for engineering the final acceptable road repairs before it is definitely known that the road can be made acceptable either from the point of view of the Town or from the point of view of Brown's Wood. The Brown's Wood Executive Committee is presently authorized to spend a sum of money consisting of essentially all the assets including the sale of Lot 21 minus the cost of the present road surfacing. If we feel that this sum may not be sufficient to finish the work, we should go back to the membership and find out how much additional money Brown's Wood would be willing to raise. If the membership is not willing to raise a sufficient sum, we should stop all further expenses.

Road patching cost \$321 while only \$250 was authorized. A check for \$321 was made out by Homer Eckhardt (personally) and Mr. Eckhardt has been reimbursed by the authorized \$250.

It was proposed and **AGREED:** That Brown's Wood reimburse Homer Eckhardt for the sum of \$71.00.

(Please forgive the delayed publication of this report. Your Publisher.)

\* \* \* \* \*

P.S. Mr. Wood bid \$8,400 for the two inch hot top, so the job was given to Mystic Paving at the \$6,850 figure (with room for adjustment in case the length is actually more or less than 3,500 feet). Work will start on Wednesday, and be finished by early the following week. Traffic will not be halted. Edges, where hot top extends beyond existing paving, will be first sprayed and swept with liquid emulsion to form good bond. Cheers.

## POND TRUST

### PROGRESS REPORT NO. 1

Here we go! The Purchase and Sale Agreement has finally been signed, after waiting all summer for executors to get through the red tape of settling Mr. Dean's estate. We are in the process of acquiring 55 acres, in Lincoln and Weston, with eight fine lots along Conant Road, and 40 beautiful acres to keep for recreation.

To refresh your memory, the 40 acres include meadow, woods, hilltop, a house that needs fixing, a lovely barn, and a brook that can be dammed to make a pond.

During the summer, the Trustees had an aerial survey made, resulting in a two foot contour map of the whole 200 acre valley. They also met with the Massachusetts Department of Public Health and are preparing to get down to details of pond design so that work on pond construction can get started soon after taking title.

Here are brief summaries of important aspects of the whole venture:

#### TRUST STRUCTURE

Trustees Ranulf Gras, Richard Morgan and Morton Braun have full responsibility for management of property, sale of lots, planning and construction of facilities, and long term control over character of area. They receive no compensation except a free share each, and the satisfaction of having such a reservation and facility adjoining their own neighborhood.

Shareholders will have no regular meetings, may meet at any time and take any action by 2/3 vote - including replacement of Trustees.

Shares are non-liable, non-assessable, transferrable at book value except that Trust has first right to purchase. Issuing price, \$500 each. Shares entitle holders to dividends if any (highly unlikely) and to membership in Chapter 180 Corporation.

180 Corporation will be a separate non-profit organization within which the shareholders can work by majority vote, make decisions about pond management - beach rules, number and cost of annual memberships, guest privileges, etc. This Corporation will manage the recreational facilities but the Trust will retain ownership and therefore control of the property.

A copy of the Trust Instrument will be given to each shareholder, and may be inspected at any time by anyone. It goes into great detail on everybody's rights and duties.

## FINANCING

Financing the purchase of the property has been arranged by the Trustees, and it is expected that the sale of the lots along Conant Road will repay the purchase price and interest.

The Pond Construction will be financed by the sale of shares. The Trustees, with concern for the uncrowded atmosphere of the area, believe that the number of shareholding families should be limited. We have defined the limit as that number which at \$500 per share will provide the pond and necessary related improvements. We estimate the total cost as between \$30,000 and \$40,000, meaning the shareholding families may be as few as 60 or as many as 80 or more.

Annual Costs, to cover taxes, maintenance and utilities, may be kept small if standards are kept simple. The Chapter 180 Corporation will decide whether these should be paid entirely by the sale of annual memberships (similar to Briardales), or entirely by self-imposed dues, or by a combination of both.

## HOW YOU CAN HELP

- 1) Come look at the land, see the Trust Instrument, sign a pledge or buy a share. (The Harvard Trust Co. has offered to loan the necessary amount to individual purchasers of shares).
- 2) Tell your friends about the shares. Lincoln families have priority because they have no readily available swimming facilities. Families already pledged (about thirty) have highest priority until September 30.
- 3) Buy a lot.
- 4) Tell your friends about the lots. They are very special and will sell themselves, but the sooner they are sold the smaller the interest payments will be.

## FOR INFORMATION CALL

Ranny and Ann Gras, CL9-9514

OR

Dick and Molly Morgan, CL9-8949

OR

Morton and Esther Braun, CL9-9375

October 1960

## AN INTRODUCTION TO THE POND TRUST

The Pond Trust is sending this letter to all Lincoln residents so that everyone may know about the Trust's plans and have the opportunity of joining in.

The Valley Pond Realty Trust, as it is officially known, was formed in March, 1960, for two purposes: first, to provide a natural swimming area, long needed in the Town, and second, to preserve forty acres of beautiful valley farmland.

The Trust now owns a 55-acre farm east of Conant Road, on the Lincoln-Weston line, equipped with meadow, hilltop, brook, swamp, road frontage, house and barn. An agreement has just been signed to purchase an adjoining twelve acre parcel of special value (see the accompanying Progress Report No. 3). Work done so far includes having a two foot contour map made, by aerial survey, straightening out fundamentals of pond design with the State Board of Health, having a periphery survey made, meeting with planning Boards of Lincoln and Weston, planning a division of the frontage land (fifteen acres) into house lots, "selling" one lot and finding other prospective buyers, selling 19 shares and getting pledges for a good many more.

Here are brief summaries of important aspects of the whole venture:

### TRUST STRUCTURE

Trustees Ranulf Gras, Richard Morgan and Morton Braun have full responsibility for management of property, sale of lots, planning and construction of facilities, and long term control over the character of the area. They receive no compensation except a free share each, and the satisfaction of having such a reservation and facility adjoining their own neighborhood.

Shareholders will have no regular meetings, may meet at any time and take any action by 2/3 vote - including replacement of Trustees.

Shares are non-liable, non-assessable, transferable at book value except that the Trust has first right to purchase. Issuing price, \$500 each. Shares entitle holders to dividends if any (most unlikely) and to membership in the "Chapter 180" corporation.

180 Corporation (so called because organized under Chapter 180 of the General Laws of the Commonwealth), will be a separate non-profit organization within which the shareholders can work by majority vote, make decisions about pond management - beach rules, number and cost of annual memberships, guest privileges, etc. This corporation will manage the recreational facilities but the Trust will retain ownership and therefore control of the property.

A copy of the Trust instrument will be given to each shareholder and may be inspected at any time by anyone. It goes into great detail on everybody's rights and duties.

## FINANCING

The Purchase Price of the property, it is expected, will be repaid by the sale of the lots along Conant Road, with some surplus accruing if the house and barn are sold.

The Pond Construction will be financed by the sale of shares. The Trustees, with concern for the uncrowded atmosphere of the area, believe that the number of families using the pond should be consistent with this objective.

Annual Costs, to cover taxes, maintenance and utilities, may be kept small if standards are kept simple. The Chapter 180 corporation will decide whether these should be paid by the sale of annual memberships to nonshareholders, or by self-imposed dues, or by selling extra shares and investing the capital to provide annual income, or by a combination of means.

## HOW YOU CAN HELP

- 1) Come look at the land, see the Trust Instrument, buy a share. (The Harvard Trust Company has offered to loan the necessary amount to individual purchasers of shares.)
- 2) Tell your friends about the shares. Lincoln families have priority because they have no readily available swimming facilities, but if there are not enough prospective shareholders in Lincoln to meet the need for funds, shares will be made available to applicants from other towns.
- 3) Buy a lot.
- 4) Tell your friends about the lots. They are very special and will sell themselves, but the sooner they are sold the smaller the interest payments will be.

## FOR MORE INFORMATION CALL

Ranny and Ann Gras, CL 9-9514

or

Dick and Molly Morgan, CL 9-8949

or

Morton and Esther Braun, CL 9-9375

(Also see the enclosed Progress Report #3, and the Fence Viewer of September 22, 1960.)



More Land After All: Before the Dean farm came on the market, and before there ever was a Pond Trust, the Trustees-to-be had their eye on a piece of valley just downstream from Dean's. Here was the ideal pond site, with a narrows below, and overlooked by a secluded meadow and a stand of white pine. This property is now being made available and the Trustees have signed an agreement to purchase twelve acres at \$500 an acre. The effect on the total plan is most salutary.

Pond Plans as of Now: A 10-acre "reservoir" will be constructed, for boating, fishing, skating and feeding the swimming pond. At a two-foot lower elevation, downstream on the new property, the three-acre swimming pond will be constructed. The reservoir will guarantee a constant level of fresh water in the swimming pond, and the smaller size of the swimming pond would make feasible any filtering that seemed advisable.

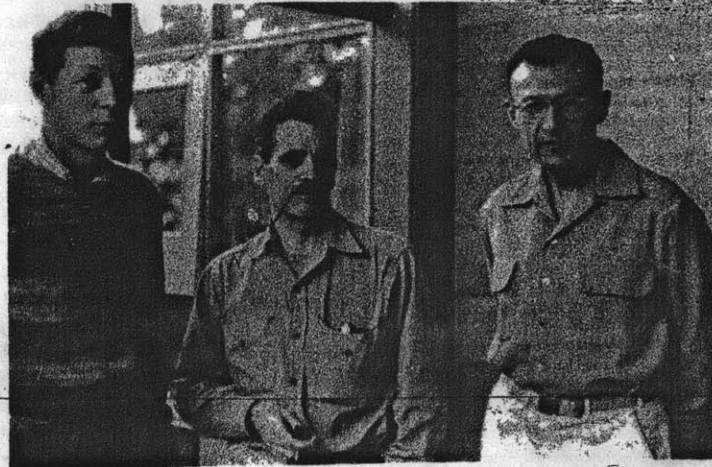
Cost Picture as of Now: The added cost of the added land is compensated for by a now practical source of income: through the enlargement of the total area, and the removal of the swimming area and focus of activity further from the existing buildings, it becomes practical to sell the house and barn together with three or four acres of land. The value of that real estate would cover the purchase price of the land and go a good way toward building a more suitable structure closer to the water. The net gain, eight acres, a better pond, a better building, and more privacy, seems most fortunate.

Sale of Shares: Boomed after Progress Report No. 2, has now slacked off, will presumably pick up again after this publication. Deadlines have not been set because there has been no immediate need for more funds, but things are picking up speed.

Loans from the Harvard Trust Co. can be arranged through the Trust or personally. They would have a term of one year and an interest rate of 6% (\$30 total interest on one \$500 loan). Payments could be made monthly or on a more flexible quarterly schedule. No collateral necessary.

Timing: Depends on the weather more than anything. A late freeze and a dry winter would help a lot. Your intercessions would be much appreciated.

### Swimming, Boating Potential Increased By New Pond Trust



LINCOLN-Trustees of the Valley Pond Trust discuss proposed recreational development of land along Conant Road. From left, Dr. Richard Morgan, Ranulf Gras and Morton Braun.

LINCOLN -- Several years hence, the view along Conant Road at the Lincoln-Weston line will be somewhat changed. Covered with snow on midwinter days, the hilltop seen from the road will be bright with skiers and sleds; the frozen pond alive with skaters. During summer months, sails may be seen, for boating is in the offing as well as a partial solution to the problem of "where to swim in Lincoln." The pond, when built, will have a sand beach.

All this is part of a vision shared by three Lincoln residents and their families, who have advanced its realization with the formation of the "Valley Pond Realty Trust."

To be held for recreational purposes are 40 acres of the former Dean Farm in the southeast corner of Lincoln, characterized by meadow, woods, hilltop and brook. The total area held by the trust comprises 55 acres, and includes 8 house lots.

Mr. Morton Braun, Moccasin Hill Road; and Mr. Ranulf Gras and Dr. Richard Morgan, both of Laurel Drive, as trustees, are in the process of acquiring the land.

Mr. Braun, co-author of the "Planning for Lincoln" report issued in 1958, explained that the pond trust carries out the ideas of swampbelt conservation proposed at that time. The plan generally is to develop the area along the roads and leave the back land for recreation and preservation of natural features.

Mr. Gras emphasized that no extensive development is planned, and that the general character of

the area will be retained.

Commenting that this is "a very exciting and enterprising plan," George Kidder, chairman of the Lincoln Planning Board this week stated that the Planning Board has offered any assistance it may be

(Continued on Page 5)

### THE FENCE VIEWER

#### Pond Trust

(Continued from Page 1)

able to give to the project.

Construction of the pond, which will cover 10 or more acres, will be financed by the sale of shares in the trust. So far, 30 families have expressed a strong interest in becoming shareholders. The issuing price of each share is \$500, and shares are non-liable, non-assessable, and transferable at book value, except that the trust has the first right to purchase.

Shares entitle holders to membership in the "Chapter 180 Corporation," which will be a separate non-profit organization. Shareholders will decide on management policies for the recreational facilities. Lincoln families have priority in the purchase of shares. The number of shareholding families will be limited to the number necessary to provide the pond and necessary improvements.

Trustees estimate that the total cost will be between \$30,000 and \$40,000, and stated that "the shareholding families may be as few as 60 or as many as 80 or more."

Whether or not annual memberships will be sold or annual dues self-imposed will be decided by the corporation. Shareholding families will enjoy the use of the area for as long as they retain their shares. There is no assurance, at this time, that annual memberships will be sold to families not holding shares, the trustees said.

On the property at present are a house and barn. The trustees intend to continue renting the house and to renovate the barn as a possible recreational center.

Prices for the eight house lots along Conant Road range from \$8000 to \$14,000 per lot. Three are in Lincoln, five in Weston. The trustees are hopeful they will be sold in the near future, pointing out the rare opportunity for recreation and view available. Inquiries are invited, and information on the lots will be given by any of the trustees.

The 55 acres, house and barn, formerly belonged to the late Mr. Louis W. Dean, who passed away in March, 1960. Mr. Dean, who bought the property in 1924 from Arthur Woodward, operated it as a farm. Before that time it had belonged to the Town of Weston and was used as the town Poor Farm.

COPY

VALLEY POND REALTY TRUST

THIS DECLARATION OF TRUST made this 24th day of  
March, 1960

W I T N E S S E T H T H A T :

WHEREAS, certain property, a schedule of which is hereto annexed and marked A, has this day been transferred and conveyed to Ranulf W. Gras, Richard S. Morgan, both of Lincoln and Morton B. Braun, of Newton, all in the County of Middlesex and Commonwealth of Massachusetts, as they are Trustees under this Declaration; and

WHEREAS, the Trustees intend to purchase land in said Lincoln and in Weston in said County, and to cause to be organized a corporation under the provisions of Chapter 180 of the General Laws of said Commonwealth to operate a non-profit recreational facility with emphasis upon swimming and skating, and

WHEREAS, the Trustees propose to use a substantial portion of the land in Lincoln and Weston so to be purchased for the purposes of such corporation;

NOW, THEREFORE, we, the said Ranulf W. Gras, Richard S. Morgan and Morton B. Braun, do hereby declare that we and our successors hereto will hold the property hereby transferred and any other property, whether real or personal, hereafter acquired by us or by our successors as Trustees under this instrument upon the following trusts:

FIRST: This trust shall be designated as the "Valley Pond Realty Trust" and the term "Trustees" and all pronouns referring to the Trustees wherever used herein shall refer to the person or persons who shall at any time be acting as Trustee or Trustees hereunder.

SECOND: The Trustees shall hold all the funds and property now or hereafter acquired by them in trust on the conditions, with the powers, and subject to the limitations hereinafter set forth, for the benefit of the holders from time to time of the certificates of shares from time to time issued and outstanding hereunder. Such holders of such shares are hereinafter called the "shareholders", and it is expressly declared that no Trustee nor shareholder hereunder shall ever be personally liable out of his or her personal assets, either as a partner or otherwise, for any obligation or liability incurred by this trust or by the Trustees, and the Trustees shall be liable for the payment or satisfaction of all obligations and liabilities incurred in carrying on the affairs of this trust only to the extent of the assets of the trust estate.

THIRD:

1. The beneficial interests under this trust shall be evidenced by common shares of no par value. The number of shares in said trust shall be as from time to time determined by the Trustee and the Trustees may from time to time issue shares upon such terms and conditions as they shall deem best, provided, however, that the consideration for each such share shall be not less than five hundred (\$500) dollars in cash or property having a value, in the opinion of the Trustees, of at least Five Hundred (\$500.) Dollars, except as otherwise provided in Article Fifth hereof.

The Trustees shall issue to each shareholder one or more certificates designating his or her interest under this trust, having first recorded the same in a book to be kept for that purpose. Such certificates shall be alike in form, shall be signed by the Trustees for the time being and shall on the face thereof bear reference to this trust and shall be substantially in the following form, viz:

COMMONWEALTH OF MASSACHUSETTS

Certificate No. \_\_\_\_\_

Shares \_\_\_\_\_

VALLEY POND REALTY TRUST

\_\_\_\_\_ shares not subject to assessment.

This certifies that \_\_\_\_\_ is the holder of \_\_\_\_\_ shares having no par value in Valley Pond Realty Trust, which he holds subject to a Declaration of Trust dated March 24, 1960. This certificate shall be transferrable only on the books of the Trustees of the said trust in person or by attorney and upon the surrender of this certificate and subject to the restrictions set forth upon the reverse hereof.

IN WITNESS WHEREOF, the Trustees of said trust have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Trustees

The restrictions upon the transfer of any share shall be set forth upon the reverse of each certificate and shall read as hereinafter provided.

2. The shares in said trust shall be transferable by any appropriate instrument in writing in accordance with the general rules relating to the transfer of corporate stock, but the transfer shall not be of any effect as regards the Trustees until such transfer has been recorded upon the books of the trust. The acceptance of a certificate shall bind the holder thereof to the delegation of the powers of the Trustees herein set forth and to all the provisions of this instrument and shall make the person named in each certificate a party to this instrument.

3. The sale, transfer or assignment of said common shares shall be restricted as follows:

No shareholder may transfer a share of stock without first offering the same to the Trustees at the then book value of such share. Any person acquiring any shares by bankruptcy or other legal proceedings, including a grantee or assignee of any shares sold on execution, shall offer such share or shares to the Trustees at the then book value of such shares whenever requested in writing by the Trustees to do so. The book value in each case shall be that shown on the balance sheet of the trust for the fiscal year ending next prior to the date of the offering. Any such offer shall be made in writing addressed and delivered to any one of the Trustees. If the Trustees shall determine within thirty (30) days after the receipt of such offer to purchase said shares on behalf of the trust, they shall give notice in writing to the person or persons offering shares within ten (10) days thereafter of their intention to purchase such shares. Upon receipt of such notice, the person or persons offering such shares shall hold the certificate or certificates for said shares for delivery to the Trustees, duly endorsed, and upon payment or tender made within fifteen (15) days after the giving of such notice, shall so deliver such certificate or certificates. If the Trustees shall not give notice of their intention to purchase such share or shares, or if the Trustees shall not make

share or shares, or if the Trustees shall not make payment or tender as herein provided, the person or persons offering such share or shares shall be at liberty to sell or dispose of the same to any person whatsoever.

All persons acquiring shares by purchase or otherwise shall hold the shares so acquired subject to the restrictions on the transfer thereof hereinbefore set forth.

The Trustees may in any particular instance waive these restrictions, but any shareholder to whom a transfer of shares is made pursuant to any such waiver shall nevertheless hold such shares subject to the restrictions herein stated.

4. In case of loss or accidental destruction of a certificate, the Trustees may at their discretion and upon such terms as they may require issue a new certificate; The Trustees shall have the right to treat the person in whose name a certificate stands as the owner thereof for all purposes.

5. The term "shareholder" or "shareholders" in this instrument shall be taken to mean the owner or holder of record of the certificate or certificates of the Trustees hereunder, except as herein otherwise expressly provided. No assessment shall ever be made upon the shareholders. The rights of the shareholders shall be equitable only, and they shall have no interest in the trust property, real or personal, held from time to time by the Trustees, and in particular they shall have no right to call for any partition, but the shares shall be considered personal property carrying the right of division of profits and other rights concerning the trust property herein set forth. The death of a shareholder during the continuance of this trust shall not operate to terminate the trust, nor shall it entitle the legal representative of the deceased stockholder (Note, should be shareholder) to an account or to take any action in the courts or otherwise against the trust or the Trustees. The books of the Trustees shall at all reasonable times be open to the inspection of any shareholder or his personal representative.

6. The Trustees shall have no power to bind the shareholders personally, and in every written contract that they shall enter into reference shall be made to this Declaration of Trust, and the person or corporations contracting with the Trustees shall look only to the funds and property of the trust for payment under such contract or payment of any debt, damage, judgment, or decree or of any money which may otherwise become due and payable by reason of a failure on the part of said Trustees to perform such contract in whole or in part, and neither the Trustees nor the shareholders present or future shall be personally liable therefor.

7. Each share issued hereunder shall automatically entitle the owner of such share to one membership in the corporation to be organized to operate as a recreational facility with emphasis upon swimming and skating.

**FOURTH:** The Trustees shall have the sole ownership, control, management and improvement of all of the property at any time held by them under the terms of this trust, including the power to sell, to mortgage, to pledge or to lease the whole or any part of such property, all in such manner as they shall deem in the best interest of the holders of shares to be issued hereunder and shall have all the powers which they would have if they were the sole beneficial owners, except at herein otherwise specifically provided. No purchaser, mortgagee, pledgee, or lessee shall be bound to see to the application of any money paid by him to the Trustees. Without in any way limiting the generality of the foregoing, the Trustees shall have the following express powers:

1. They shall have full power and discretion to invest and reinvest any portion of the trust estate in either real estate or personal property; and all property so purchased shall be conveyed or transferred to them in joint tenancy as Trustees hereunder.

2. They shall have full power and discretion to sell, transfer, and convey from time to time, at public or private sale, any part or all of the trust estate, either real or personal, without the necessity of applying to any court or to the shareholders for leave to do so, upon such terms and conditions as they see fit, including the right to sell, transfer and convey such property in such manner to any firm, corporation or business in which the Trustees or any of them are interested as owners, stockholders, officers or employees. They shall also have full power to hold and collect any notes, obligations or other securities which they may take in making sales as aforesaid or otherwise and to sell, transfer and assign the same with or without guaranty but binding by guaranty only the property of the trust and not the Trustees or shareholders individually, and in connection with any sale, transfer or conveyance they may make, execute, acknowledge and deliver all necessary and proper deeds, instruments and agreements. The Trustees or any one of them shall have the same right as a third person to purchase on his or their individual account any property of the trust which may be sold at public auction, private sale or otherwise.

3. They shall have full power to erect, alter, improve, tear down or remove any building or buildings upon any real estate held by them as Trustees hereunder with full power to make any contract or agreement that they may think advisable for the erection, alteration, improvement or removal of buildings on the trust property, or for straightening or altering boundaries or for providing for party walls or laying out or widening streets or ways, and if they deem it expedient in connection therewith, to purchase additional adjoining properties or release portions of the trust estate, and to impose or agree to such restrictions as may seem to them wise. They shall also have power to represent the trust estate or any beneficial interests therein in all suits or legal proceedings in any courts of law or equity or before other bodies or tribunals, to employ counsel and to commence suits or other proceedings, or to compromise or submit to arbitration all matters of dispute to which the trust or the Trustees may be a party when, in their judgment, necessary or proper.

4. They shall have as such Trustees full power to borrow money for the general or special purposes of the trust and to give their notes as Trustees therefor and to secure the payment of the same by mortgage upon the whole or any part of the trust estate, upon such terms and for such time as they may think best, either with or without the power of sale, or if they deem it advisable, they may issue bonds secured by any such mortgage or mortgages, and they are hereby expressly authorized to make, execute, acknowledge and deliver such mortgage deeds, bonds, notes or other instruments as they may deem necessary or advisable, and no lender of money to said Trustees shall be liable in any way to see to the application of the money lent.

5. They shall have full power to invest any funds in their hands as such Trustees in such personal property or real estate as they shall approve, including the right to purchase any shares of this trust at such price as they shall determine in their discretion or in accordance with the provisions of Article THIRD, Paragraph 3, and including the right to loan money or otherwise invest in any firm, corporation or business in which the Trustees or any of them are interested as owners, stockholders, officers or employees. They shall pay the necessary expenses to the creation of and for the management of the trust, employ such officers, brokers, architects, engineers and agents as they think best, fix their compensation and define their duties.

6. They shall have power to make such leases of the whole or any part of the trust property for such term or terms and upon such conditions as they shall from time to time think best and for terms which may extend beyond the termination of the trust, including the power to make such leases in such manner to any firm, corporation or business in which the Trustees or any of them are interested as owners, stockholders, officers or employees.

7. Any Trustee, shareholder, officer or agent of the trust or any firm, trust, corporation, concern or estate in which he is interested as a member, trustee, director, officer, beneficiary, shareholder, agent fiduciary or otherwise, may sell to, buy from, contract with and otherwise deal with this trust as freely and effectually as though no interest or fiduciary relation existed; and the Trustees hereunder shall have power to exercise or concur in exercising all powers and discretions given to them hereunder or by law, notwithstanding that they or any of them may have a direct or indirect interest, personally or otherwise, in the mode, result or effect of exercising such powers or discretions.

FIFTH: The Trustees shall not be entitled to compensation. The original Trustees, namely, Ranulf W. Gras, Richard S. Morgan and Morton B. Braun shall each be entitled to one common share of no par value of the trust as compensation for their services in establishing the trust and acting as original Trustees thereunder. The Trustees or any of them may act as counsel when it is proper to employ counsel as agent or in any other capacity connected with the active management of the said trust estate and for such services other than that rendered by them as Trustees they shall receive reasonable compensation.

SIXTH: The Trustees hereunder shall pay interest on all mortgages or mortgage bonds as the same falls due, all sums necessary for the reduction of principal on outstanding mortgages and the expenses of this trust, including such amount to cover depreciation as they shall determine, and after all of such payments or the creation of proper reserves therefor in each year, they shall pay to the holders of common shares such dividend from the net income as in their judgment seems wise.

SEVENTH: The Trustees may charge all brokers' and agents' commissions to income or capital as they see fit, and in all matters pertaining to the trust estate their decision as to what constitutes fair market value, net profits, capital or income, or what sums shall be credited or debited to capital or income, shall be conclusive and binding upon all shareholders.

EIGHTH: The Trustees shall render an account annually and shall, upon request, deliver or mail a copy to each shareholder. Notices delivered personally or mailed postage prepaid seven (7) days before the date given in such notice for the transaction of any business concerning the trust to any shareholder or his attorney duly designated for the purpose at the residence stated by him or in the certificate or to the address given by him or them from time to time to the Trustees shall be binding.

NINTH: The Trustees may act with or without a meeting. Any action or vote taken by a majority of the Trustees shall constitute action of the Trustees.

All instruments, whether or not under seal (including but not limited to deeds, leases, contracts, releases, notes, checks drafts, securities, assignments, endorsements and proxies) may be executed on behalf of the trust by a majority of the Trustees or by such Trustee or agent as shall be authorized by a writing signed by a majority of the Trustees or by action or vote of the Trustees evidenced by a certificate as provided in Article THIRTEENTH. Any person accepting any such instrument executed by any one Trustee or by an officer or agent purporting to act under such authority may conclusively presume that such person has authority to execute such instrument.

TENTH: Any Trustee hereunder may resign his office by a written instrument signed, acknowledged and recorded with each registry of deeds in which this instrument is duly recorded, and if not so recorded by a written instrument signed and acknowledged and filed with the original of this instrument, such resignation to take effect upon such recording or filing. Any vacancy in the number of Trustees shall be filled by the remaining Trustees by a written instrument signed and acknowledged and either recorded or filed in the manner above provided for a Trustee's resignation,

provided, however, that it shall not be necessary that there be more than three Trustees and that a vacancy occurring which does not reduce the number of Trustees then in office to less than the number of three need not be filled unless the remaining Trustees shall deem it desirable and advisable. Upon the death, resignation, removal or incapacity to act of any of the Trustees, the title of the property hereunder shall vest in the remaining Trustee, or Trustees, and upon the filling of any such vacancy, such title shall vest jointly in those who shall be the Trustees hereunder. In case of the absence of a Trustee from the Commonwealth of Massachusetts, or his inability to act, the other Trustee or Trustees may act and determine all questions and exercise all powers given to the Trustees hereunder. A Trustee may, by power of attorney, delegate his power for a period not exceeding six (6) months at any one time to the other Trustees hereunder. Any person dealing with the Trustees shall be entitled to rely upon the written statement of all the other Trustees as to the fact of absence from the Commonwealth of any Trustee or Trustees or of his or their inability to perform their duties or of his or their death, resignation or removal or as to the delegation of authority herein provided for, and shall not be obliged to make any other or further inquiries concerning such facts.

ELEVENTH: No Trustee hereunder shall be required to give any bond, and no Trustee shall in any event be liable for the acts or omissions of any other Trustee or of any other person whatsoever, whether employed by him or not, nor shall he be liable for anything other than his own personal and wilful default. No Trustee shall be liable for allowing one or more of the Trustees to have possession of the trust books and of the trust money or to make collections and disbursements thereof. Every Trustee hereunder shall be entitled to indemnity from the trust property for any personal liability by him incurred in the performance of this trust, including without limitation all reasonable expenses actually incurred by him in connection with any suit or proceeding to which he is made a party by reason of having been a Trustee hereunder and any amount paid or to be paid in settlement of any such suit or proceeding, unless such liability, expense or settlement is incurred by reason of his personal and wilful default.

TWELFTH: The Trustees may call a meeting of the shareholders at any time and shall do so upon the written request of the holder or holders of two-thirds of the shares then outstanding and entitled to vote. Such meeting shall be held in the Commonwealth of Massachusetts at such time and place as the Trustees may determine. One week's notice of such meeting shall be given to each shareholder at the address appearing upon the records of the Trustees, and such notice shall state the purpose for which the meeting is to be held. Any meeting of which notice is not given to any shareholder or shareholders shall be a legal meeting if each shareholder either waives such notice before or after the meeting by a writing filed with the records of the meeting or shall be present in person or by proxy. In the event that there shall be no Trustee or if said request in writing is not complied with by the Trustees within ten (10) days after said written request, then the shareholders making such request may call said meeting. At all such meetings the shareholders may be represented in person or by proxy and a quorum shall consist of two-thirds of the shares then outstanding and entitled to vote. At any meeting held in accordance with the provisions of this article the shareholders may by a vote of not less than two-thirds of the shares outstanding and entitled to vote remove any of the Trustees or their successor or successors; elect a Trustee or Trustees to fill any vacancy in the trust caused by death, resignation, removal or otherwise, provided the other Trustees have neglected to do so for a period of sixty (60) days as authorized in Article TENTH, terminate this trust and transfer the assets of this trust to a new trust, corporation or otherwise dispose of them, alter or amend this instrument or alter or increase the number of shares of beneficial interest; provided, however, that no alteration or amendment of this instrument shall



affect any person not having actual notice thereof until a certificate shall have been made and recorded or filed as the case may be as provided in Article THIRTEENTH, nor shall any amendment be made so as to subject the Trustees or the shareholders to any personal liability nor deprive any shareholder of his right to share in dividends or assets of the trust on liquidation in proportion to all the other shareholders.

THIRTEENTH: A certificate signed, sealed and acknowledged by the Trustee or Trustees for the time being or by an officer of any national bank or trust company doing business in the Commonwealth of Massachusetts, which certificate is recorded with each registry of deeds in which this instrument has been duly recorded and if not, filed with the original of this instrument, shall be conclusive evidence as to who are the Trustee or Trustees for the time being hereunder, and of the regularity of any meeting of the shareholders or any vote passed or other proceedings had at any such meeting. In addition, such a certificate, duly signed, sealed, acknowledged and recorded or filed as the case may be, shall be conclusive evidence of statements therein contained as to the absence, inability to perform duties, death, removal or delegation of power or powers of any Trustee or Trustees.

FOURTEENTH: Upon any termination of this trust the Trustees shall dispose of the assets in accordance with the vote of the shareholders if one has been taken as provided in Article TWELFTH hereof, and if no such vote has been taken the Trustees shall sell or transfer the trust property and divide the proceeds thereof among the shareholders in proportion to their respective interests and the powers of the Trustees shall continue for the purpose of winding up the trust, for prosecuting and defending suits or legal proceedings, for the purpose of selling, conveying or dividing the trust property, and the Trustees may always retain such funds or property of the trust as they think necessary to indemnify them against the costs and expenses, against such proceedings and of such winding up, and upon the completion thereof shall be forever discharged as Trustees hereunder.

IN WITNESS WHEREOF, we, Ranulf W. Gras, Richard S. Morgan and Morton B. Braun, the Trustees herein named, have hereunto and to a duplicate hereof set our hands and seals this 24th day of March, 1960.

(Signed) Ranulf W. Gras

(Signed) Richard S. Morgan

(Signed) Morton B. Braun

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

March 24, 1960

Then personally appeared the above named Ranulf W. Gras, Richard S. Morgan, and Morton B. Braun, and acknowledged the foregoing to be their free act and deed.

Before me,

(Signed) William M. Swift  
Notary Public

My commission expires  
June 14, 1963

(Seal)

THE CONSENSUS

VOL. XVI, No. 3

February 27, 1961

HOUSE FOR SALE

The Freemans have told the Executive Committee that they would like to sell their house at some time in the next month or two since they are planning to move to North Carolina. Their situation is of course complicated by the fact that Dave has to make plans for his practice as well as for his family. Ideally, he would like to sell his house to someone who could also take care of his patients, and this makes it much harder to find a suitable buyer.

Waiver: To eliminate one of the complications, Dave and Connie have asked us to waive in advance our pre-emption rights on their proposed sale, which we can do by consensus. The Executive Committee has discussed this request and recommends that it be granted. The committee believes that a situation in which it would be useful to exercise these rights is very unlikely to arise. Even if some of us should see a reason for exercising them, we would probably not achieve the consensus required for action.

Note: The Freemans would like us to keep the news of their proposed move more or less confidential, so that it doesn't reach any of Dave's patients indirectly. On the other hand they would be glad to hear about seriously interested prospective buyers, who may or may not be child psychiatrists.

Please vote on the detachable form, sign it and return it to Jacques Hill. Thank you.

Grescott Davis's land, or the subdivision thereof, has been the subject of lengthy negotiations between the Davis family, the Pond Trust, and the Braun and Wales families. The many possible subdivision plans have been narrowed down to two alternatives. One involves the construction of a road from Conant Road into the middle of Mr. Davis's 36 acres, and the creation of 16 house lots, which use up all of the available land. - The other plan does not require the construction of anything but driveways from Conant Road, it creates twelve house lots and sets aside four or five acres for purchase (and flooding) by the Pond Trust, plus the two acre field near Moccasin Hill for purchase by the Brauns and Wales, in the form of two one-acre triangles. - Needless to say, from several points of view the latter plan appears far more desirable.

Brown's Wood enters the picture because the latter plan, though it does not require construction of any road, does depend on the laying out of a "paper road" from Moccasin Hill. This paper road would presumably cross diagonally over the field (creating the two triangles mentioned above) and would serve one house lot on the other side of the field. Since it would serve only one house lot, it would never have to be built. The lot would get physical access by a common driveway planned to come up from Conant Road.

In exchange for giving up the right of way from Moccasin Hill, a right which would cease to exist as soon as the roads were accepted anyway, Brown's Wood could assure itself that Moccasin Hill would not be extended, since the corner field would remain undeveloped and road construction would become economically unfeasible. In addition, there is hope that the uses - the Brauns and the Wales have for the field would not be incompatible with certain uses that Brown's Wood's younger children might enjoy there.

Brown's Wood members will therefor be asked to give Mr. Davis a legal right of way or easement or something, as soon as legal wording can be worked out. Meanwhile, please let us know immediately (the Executive Committee, or the Brauns or Waleses, or the Pond Trustees) immediately, we said, if you have any questions or opinions on this matter that might hold things up. Time is of the essence: Mr. Davis needs the right of way before he can justify the expense of having a plan drawn up, and he must have a plan drawn before he can get Planning Board final approval, and he must get planning board approval before he can sell any low land to the Pond Trust, and the pond trust has to buy the low land before they can flood it, and some people still hope there can be swimming or at least boating before the end of summer. Thank you.

You may have heard the news from your children - but for those of you whose offspring are not gossipy, the Polumbaums are all leaving in April on a 6 month round the world trip, most of it to be spent in India.

We are now trying to exchange all expendable items for dollars, and I'm sure you understand the reason. Here is a partial list . . .

30 yards 72" wide hand woven linen and cotton - alternating bands of solid weave and open woof - from Mexico. Design Research has some in a front window.

18 yards bright yellow green on off white Swedish linen - simple reindeer type design.

Lots of pleater tape for all the draperies I haven't made.

Sturdy trike in perfect condition.

Sturdy 20 " bike - rusty but working.

Bollaway bed.

Both of our cars - 55 Ford convertible and 59 Rambler wagon - both in very fine shape. We put a lot of work into the former and the latter has never needed any .

Baby wardrobe chest - yellow.

Perhaps our umbrella-type sleeps-four tent, not yet sure.

Large wooden dollhouse.

Call if any of these things interest you. If you need something else, call anyway. We may have that too!

Oh yes, we are renting the house, May through September or October. If you know of a prospective tenant, please tell us. We depart April 29.

Ted and Nina

\* \* \* \* \*

Executive Committee Elections coming up, volunteers for office please speak up.

If you haven't signed that waiver on the Freemans' house sale, why haven't you?

BROWN'S WOOD, INCORPORATED

BUDGET

October 1, 1960—March 30, 1961

Taxes	----
Administrative Expenses	\$ 20
Insurance	100
Sums due by judgment	----
Legal Services	50
Tool Maintenance	25
Road Maintenance	200
Road Plowing	250
Restoration of Contingency Account	500
Restoration of Working Capital Fund	150
	<u>\$1295</u>
Assets Available	<u>773</u>
<b>TO BE RAISED BY ASSESSMENTS</b>	<b>\$ 522</b>

Minimum Assessment:

\$25.00 per family yields \$525.  
Excess \$3 will be set aside for  
road repair

STATEMENT OF MONETARY ASSETS

September 21, 1960

Cash On Hand, Harvard Trust Company		\$8583
Assessments Receivable	\$885	
Less Balser Assessments	60	
	<u>\$825</u>	825
Voided Melone Check		<u>136</u>
<b>TOTAL ASSETS</b>		<b>\$9544</b>
Reserved for road repairs as of April 1, 1960	\$8530	
Plus excess income from last assessment	241	
	<u>\$8771</u>	<u>8771</u>
<b>ASSETS AVAILABLE</b>		<b>\$ 773</b>

THE CONSENSUS

VOL. XVI, No. 5

April 1, 1961

MEETING NOTICE

The regular annual meeting of Brown's Wood, Incorporated will be held at the Eckhardts' on Saturday April 8 at 3:00 p.m. This meeting will probably be adjourned until April 23.

REPORT OF EXECUTIVE COMMITTEE MEETING MARCH 28

Election: Ruth Kramer has again agreed to try to round up at least five members willing to serve as the Executive Committee for next year. If she gets more than five, including the incumbents, some of the latter will be glad to make way for new blood and we will probably have another painless election.

Road Drainage: The current plan for road acceptance by the town is still the one announced last July, and involves dumping most of our surplus water 750 feet down Conant Rd. into a swamp recently bought by Mr. and Mrs. Neisser, who are building the Deck House next to the Tunnells. We have had some discussions with Mr. Neisser and hope to work out an agreement. Right now the problem is to define how big a puddle we may create.

Davis Easement: The easement for Mr. Davis's subdivision, discussed in the last Consensus, is also at the stage of defining legalities. Although there is nothing definite for Brown's Wood to act on, there was some discussion about safeguards we might require if it turns out that we will be asked to grant an easement. These were:

- a) A limit (which could not be raised without our consent) to the number of houses served by any extension of Moccasin Hill.
- b) An agreement that the owners of any such houses pay assessments for road repairs on the same basis as non-member residents of B. W.

It was felt that these requirements should be put on the record now even though the possibility that a real road will be built is very remote.

Budget: The Budget recommended for the next six months is attached, together with the annual statement of income and expenses. We should thank Ruth Wales for having very capably taken over the treasurer's job from Kal Novak, who gave a performance which was difficult to equal.

FINANCIAL STATEMENT

MARCH 31, 1961

Cash on hand, Harvard Trust Co.	\$2,351
Assessments receivable	305
Total assets	<u>2,656</u>
Reserved for Road Fund	1,924
Assets Available	<u>732</u>

Brown's Wood, IncorporatedBudgetApril 1, 1961- Oct. 1, 1961

Taxes	\$ 110
Administrative Expenses	20
Insurance	90
Legal Services	50
Tool Maintenance	25
Road Maintenance	150
Road Plowing	100
Contingency Account	500
Working Capital Fund	150
	<u>\$1,195</u>
Assets Available	<u>732</u>
To be raised by ASSESSMENT	463

Minimum Assessment of \$25 per family yields \$525. Excess \$62 will be set aside for road fund.

Treasurer's Report:Statement of Income and Expenses

April 1, 1960 to March 31, 1961

Cash on hand, H.T.C. April 1, 1960	\$8,900.91
Received from members	1,520.00
Voided Melone check	136.00
TOTAL	<u>\$10,556.91</u>

Disbursements

Road Maintenance	321.00
Tool "	7.65
Snow Plowing '59-'60	225.00
" " '57-'58	200.00
" " '60-'61	325.00
Legal Fees	10.00
Road Development - (Resurfacing)	6,850.00
Insurance	135.76
Administrative Expenses	23.04
Real Estate Taxes	108.10
Total	<u>\$8,205.55</u>

Balance on hand H.T.C., Mar. 31, 1960	2,351.36
Cash held in escrow, County Bank & Trust Co.	1,020.50
Assessments receivable Mar 31, 1961	<u>304.73</u>

Total Liquid Assets and Receivables \$3,676.59

## BABY-SITTING POOL

APRIL 9, 1961

### NEW POOL RULE

The Problem has arisen more than once, it appears, of parents-returning-much-earlier-than-stated. While this may seem a habit to be encouraged, from some sitters' points of view, it does pose a problem under certain circumstances.

For Instance, Sitter needs points badly, puts herself out to take a juicy job from 8 to 1:30, or perhaps chooses that job in preference to one running from 8 to 12:30. . . . Comes the night, comes the sitter, off go the sittees, up pile the credits . . . until the unbelieving sitter hears returning wheels in the drive - at 12:00!

"The party was boring" or "we changed our plans" may be a good enough excuse, but it doesn't help the sitter who was able willing and ready to earn another hour-and-a-half's worth of credits.

The Proposed Change allows an hour's leeway in the direction of earliness. - Aside from the leeway, the sitter earns as many credits as she would if sitting.

For Instance, Sittees request Sitter from 8 to 1:30, actually arrive home some time before 12:30. No matter what exact time they arrive, Sitter gets credited for sitting until 12:30.

Your Opinions on this change are welcome; please put them in writing and get them to Helen Healy, Nell Novak or Ann Gras. IF NO OBJECTIONS are received by April 15, the April Secretary (Helen Kornfeld) will put this new rule into effect on that date.

It has also been suggested that requests not be made more than two weeks in advance of the engagement. Most secretaries won't try to fill them sooner than that anyway, since very few sitters can make plans that far ahead.



# Baby Sitting Pool

## RULES AND SUGGESTIONS

**HISTORY:** The pool has functioned as a continuous and much appreciated service for over four years, but improvements are always possible. The following guides to good sitting are compiled from several sources:

- 1) The original plan, developed in June, 1956.
- 2) Revisions thereto, as of November, 1956.
- 3) Changes made informally over the years.
- 4) Ideas borrowed from other sitting groups.
- 5) Most recently, a meeting of October 3, 1960, attended by Mesdames Healy, Torode, Upham, Wales, Braun, Ritson, Kornfeld, Burk, Shansky, Doughty and Gras, all aided and abetted by ideas and opinions phoned in by members unable to attend.

## RULES - EFFECTIVE NOVEMBER 1, 1960

**Credit System:** See attached sample check sheet showing credits per hour and variations, bonuses, etc.

Changes as of this time: a) one credit per child for feeding, instead of one credit total. b) For daytime sitting in sitter's home, no bonus credits, where two were allowed before. c) Premium nights increased in number. d) Extra children. extra credits.

Premium Nights now include the night, as well as the eve, of all school holidays plus Christmas, Fourth of July, Labor Day, New Years Day; also included are all Sunday nights as well as Friday and Saturday nights.

Double Credits are received by the sitter if sitting for children of two member families at once (in one house, of course); credits are paid by both families.

Extra Credits (50% extra) are received by the sitter when sitting for additional children in the house but not belonging to the member family.

Penalties should be recognized: 1) Failure of sitter to show up without providing suitable substitute: 10 credits. 2) Failure of Sitter to give more than 12 hours notice of cancellation of sitting, without good and sufficient reason for cancellation: 5 credits for weekday night, 10 for premium nights. 3) Failure of Sitter to give any notice of cancellation, without good and sufficient reason for cancellation and for said failure, full number of credits that would have been earned in course of sitting, except that the number shall not be less than shown for 2) above.

## RULES (Continued)

Eligibility: Anyone may join the pool, within reasonable geographical limitations. Limitations such as "daytime sitting only" are not a bar to membership.

Members with 100 credits or 50 debits are no longer eligible to accumulate more of same. As in the past, exceptions to this rule should be allowed by the Secretary only if a member is actively contributing to the success of the pool.

Secretary: New members must be in pool 6 months before acting as Secretary.

Duty of Secretary is assigned on rotating basis by the month.

The Secretary receives requests made not less than 48 hours in advance, noting special conditions of request (no fathers wanted, no sleeping allowed, feeding required, extra children in house, etc.)

As soon as reasonably possible, Secretary calls pool members, starting with those most in debt to pool, and continues to call until either request is satisfactorily filled or every member has been contacted without success. In calling for Sitters, Secretary has the responsibility of relaying all information given by Sittee.

After the sitting, the Secretary receives reports from Sitter, and records in the record book the sitter's new credits and the sittee's new debits.

At the end of the month, the Secretary balances the book and makes arrangements to hand it over to the next Secretary.

If the Secretary must be away during her term of duty, she should contact the Standing Committee of the Sitting Pool, and temporary arrangements will be made.

Sittee The Sittee calls the Secretary at least 48 hours before the time of sitting, and gives Secretary all information needed to help her find a suitable sitter. Within 48 hrs. of time, she finds own sitter.

Tentative Plans should be so labelled, otherwise last minute cancellations incur penalties.

Sitter starts accruing credits at time specified (presumably she has arrived), even if departure is delayed. Credit time ends upon Sittee's return.

Sittee (cont.) Overtime beyond one hour (stating one will be back at 12:00, say, and returning at 1:30) carries a penalty.

Extra children in the house mean extra credits for the sitter. If the extras belong to a member family, that family pays the extra credits. Otherwise, the Sittee who is a member pays them.

Children must be ready for bed, in the case of a night time sitting, or else old enough to get themselves ready without any help, or else in bed. If they are still up, bedtime hour should be stated.

Sitter is to be provided with 1) refreshments, which may be of the self-help variety, 2) a place to read in comfort, 3) a place to rest or sleep with pillow and blanket, unless sleeping is specifically verboten, 4) sittee's destination, 5) name and phone of family doctor 6) location of thermostat, light switches, radio or tv controls. (Emergencies have even arisen where it would have been helpful for the sitter to know where the water main shut-off was, and the fuse box.)

Contagion or exposure to communicable diseases should be avoided, for obvious reasons; inform the sitter of any such possibility.

Sitter:

Calls Sittee as soon as possible after accepting job, to inform her of same. If any special privileges are desired, such as sleeping over or bringing a guest, the Sittee's approval should be obtained at this time.

Unless otherwise arranged by mutual agreement, when arriving for the sitting the Sitter should be 1) On time 2) Alone 3) Awake.

Contagion or the chance of exposure to communicable disease should be avoided for obvious reasons. If there is illness in your family, let the Sittee know, and let her decide what to do about it.

If the Sitter is unable to sit as planned, she is responsible for finding an acceptable substitute. Failure to do so incurs a penalty of 10 points.

The Sitter should call the Secretary within 2 days after the sitting to report the hours, feedings, etc.

SUGGESTIONS

Secretary

The Secretary's responsibility includes encouraging members to keep within the limits of 100 credits and 50 debits.

Forms provided for convenience in keeping records will be kept in supply by the Standing Committee of the Sitting Pool, so it will not be necessary to enter records on old envelopes or laundry lists.

Sittee  
and  
Sitter:

If you have particular wishes or ideas about how sittings ought to be handled, don't expect everyone else to be a mind reader. Express yourself in advance and you won't have to complain later.

Keep your own records. No Secretary is infallible and you might be able to help set the records straight.

If you have private exchange arrangements not made through the Secretary, be sure to keep it clear which occasions are for credits and which are not.

Sitters:

If the Sittee cancels a sitting, the Sitter can inform the Secretary that she is now available, in case there are more recent, unfilled requests.

THE STANDING COMMITTEE

(Terms to be decided after a trial period)

Helen Healy      Nell Novak      Ann Gras

The committee will hear and act on grievances, suggestions, "applications" for membership, and will find substitute Secretaries and keep forms in stock.

MEETING NOTICE

BROWN'S WOOD, INCORPORATED

8:30 p. m.  
Sunday

April 23, 1961  
Jacques Hill's

Agenda:

- 1) Budget (published in The Consensus, VOL. XVI, No. 5)
- 2) Election

The following members have volunteered as candidates for the five-man executive committee:

Homer Eckhardt          Ann Gras          Jacques Hill

Dave Shansky          Ruth Wales

- 3) Waiver of options and pre-emptions on Freeman house, if not already taken care of by signed statements.
- 4) Easement for Prescott Davis, including granting of right to build driveway for single lot, if necessary, which is not expected. Planning Board requires said easement to approve the preferred plan.
- 5) Road drainage, report on.

THE CONSENSUS

VOL. XVI, No. 6

April 26, 1961

GENERAL MEETING OF APRIL 23

Reported by  
Jacques Hill

Present were Morton Braun, Homer Eckhardt, Ann Gras, Jacques Hill, Paul and Sophie Loewenstein and Ruth Wales.

Budget: After the proposed budget was published in the last Consensus, the contingency fund was depleted by \$535 to pay for the repair of the water main on Laurel Drive. On April 3 the water dept. was told about a leak at the curve below Withey's and came out to view it. They said they would have to shut the water off in the morning. Since the road was still ours, they disclaimed any responsibility for the job but recommended a contractor in Waltham. Dave Shansky called this man and several others and found that he was the only one available immediately. He was hired for the fixed price of \$535 and water service was restored by the afternoon of the fourth. In retrospect the price seems high but was accepted on the basis of recommendations by the water department and others. In any case there was not much time for shopping around. - It was AGREED: THAT WE SHOULD NOT START THE NEXT SIX MONTHS WITH AN EMPTY CONTINGENCY ACCOUNT AND THEREFORE THAT THE MONEY FOR THIS EXPENSE SHOULD BE RAISED BY THE CURRENT ASSESSMENT, AND THAT THE BUDGET BE AMENDED AND ADOPTED AS FOLLOWS:

Budget for April 1, 1961 - October 1, 1961

Taxes	\$ 110
Administrative Expenses	20
Insurance	90
Legal Services	50
Tool Maintenance	25
Road Maintenance	685
Road Flowing	100
Contingency Account	500
Working Capital Fund	150
	<u>1,730</u>
Assets Available	<u>732</u>
To be raised by Assessment	\$ 998

21 families assessed at \$48 yield \$1,008. Excess \$10 will be set aside for road fund.

Election: The five members willing to serve on the Executive Committee agreed to divide the jobs this way:

President, Homer Eckhardt	Vice President, Ruth Wales
Secretary, Dave Shansky	Treasurer, Jacques Hill
Clerk, Ann Gras	

Freeman House Sale came up again because the response to the request for written waivers had been only about 50%. It was proposed and AGREED: THAT BROWN'S WOOD, INCORPORATED WAIVES FOR SIX MONTHS ITS PRE-EMPTION RIGHTS IN THE FREEMAN'S SALE OF THEIR HOUSE & LOT.

April 26, 1961

The Easement for Prescott Davis is apparently required by the Planning Board before they will approve his subdivision. The Pond Trust and the Braun and Wales families are still trying to work out a plan which will benefit them as well as Mr. Davis, along the lines generally described in the Consensus of March 24. Mr. Davis is reluctant to proceed unless he is assured in advance that Brown's Wood will grant the easement. It was argued, on the other hand, that BW should not enter into any binding commitment before it has been legally defined. To encourage further progress in the negotiations it was proposed and AGREED: THAT BROWN'S WOOD, INCORPORATED AGREES IN PRINCIPLE TO GRANT AN EASEMENT TO PRESCOTT DAVIS FOR ACCESS FROM MOCCASIN HILL TO ONE LOT OF HIS PROPOSED SUBDIVISION, IF AND WHEN THE PLANNING BOARD REQUIRES THIS ACCESS FOR APPROVAL OF HIS SUBDIVISION, SUCH EASEMENT TO BE SUBJECT TO THE CONDITIONS SUGGESTED IN THE CONSENSUS, VOL. XVI, NO. 5.

Road Drainage: Negotiations are continuing with the Neissers for the water flowage easement on their land. Paper definitions have gone about as far as they can and the next step is a meeting with Neisser and Snelling on the land to work out a solution.

\* \* \* \* \*

A PRESIDENT'S REPORT on the past year's activities is required at this time. (The Treasurer's financial report was published in the last Consensus).

"The goal of Brown's Wood, Incorporated is still to find a solution to the road drainage problem which will satisfy the selectmen and allow them to accept our roads for the town.

"Since Mr. Blakely refused to take our water into his swamp, we have been working with the town, represented by Warren Flint, and with Howard Snelling to find another dumping place for our water. Last July the town agreed that both roads could be made acceptable by doing certain jobs in Brown's Wood and piping surplus water from the foot of Laurel Drive to the swamp north of Conant Road beyond Tunnells. The land involved recently changed owners and the first step in this scheme, to obtain a flowage easement from the road to the swamp has not yet been accomplished.

"In the meantime, to save our roads from serious deterioration during the past winter, we resurfaced them last fall. The job was done by the Mystic Paving Company for \$6,850 and has survived very well.

Last June we had the opportunity to invite a Negro family to buy Lot 21 and to build a home in Lincoln. Most of us hoped that, as well as acquiring good neighbors, we might accomplish something towards abolishing

the racial discrimination in housing which is obviously practiced in this area. We agreed, however, to take no action. Nothing has happened since then to make me change my belief that this was wrong.

Respectfully Submitted

Jacques Hill

\* \* \* \* \*

Edda Ritson writes from Italy -

". . . sad news. David has decided to go to Stanford. He finally

April 26, 1961

decided last week after a great deal of debating. As you can imagine it was a great tug because of our great affection for B. W. and Lincoln. I had always considered our house a permanent one so it's a little difficult to be casual about leaving everything behind.

We're having a marvelous time in Italy. I have a woman who comes in every morning to clean the house and who will also baby-sit evenings and week-ends . . . we go to a museum or gallery once or twice a week. . . . We have a very pleasant apartment overlooking a pine wood . . . every type of shop within a few blocks distance . . . a street market with all the lovely fresh produce . . . Matthew comes with me to the market - he loves to stand in the middle of the street and yell like the peddlers. . . . Vincent attends a local kindergarten - the children get a medallion all bedecked with ribbons if they have behaved especially well. Vincent has been trying out the same system with us.

Our love to everyone and we would enjoy hearing from anyone.:"

(The address is Via Somalia #3, Roma, Italy)

\* \* \* \* \*

The Polumbaums' house is being rented by Roger and Caroline Newman and their three children. Roger is with Sperry Rand and hopes to build a house in the Lincoln Sudbury area while they are renting.



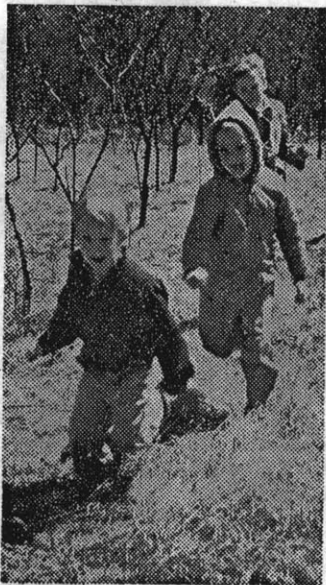
**In Boston Suburbia**

**Alert Residents Save Wilderness Site**

By Emily Weston  
Written for The Christian Science Monitor  
Lincoln, Mass.

A 50-odd acre bit of wilderness not more than 15 miles from the heart of Boston has been set aside for recreation in suburban Lincoln.

A hill, a brook (which will



Gordon N. Converse, Staff Photographer

**Romp in a Meadow**

be dammed to make two ponds), woods, fields, and a marsh are included in this patch of unspoiled beauty.

Development of the land is to be kept to a minimum to maintain the wild character of the valley off Conant Road on the Lincoln-Weston line.

**Privately Financed**

The move, financed by private funds, is an effort by Lincoln residents to protect the rural flavor of their town from the outward movement of urbanization.

The land has been bought by the Valley Pond Realty Trust, which plans to pay off its approximately \$90,000 investment in land by selling house lots along the edge of the preserve.

Memberships or shares in the trust at \$500 a family will finance the damming of ponds, construction of a driveway and parking area. The number of shares sold will be determined by the need for facilities. The trustees hope to keep the cost of the ponds and driveway to less than \$40,000.

To enjoy the facilities of this private cooperatively-run park, one must be a member but not necessarily a resident of Lincoln. Up to March 1 only residents of Lincoln could purchase shares

but now families living outside of Lincoln may join.

Yet to be decided by the trustees is the question of selling annual memberships to families other than shareholders.

Present plans call for building two ponds, a small one for swimming and a bigger one just upstream for fishing and boating. In winter one of the ponds will be used for skating. Some kind of structure—possibly an old barn already located on the property—also will be available as a combined bathhouse, square-dance hall, and rainy day recreation center. Shareholders in the project already have been visiting the park, skiing on the hill during the winter, and bird watching in the marsh below. The trustees are making strenuous efforts to have the ponds built and ready for swimming before the end of summer, since there is no public pond for swimming in Lincoln.

**Pair Spurs Project**

Mrs. Ann Gras and her husband, Ranulf W. Gras, are among those who have led the move to create the private cooperatively organized park. Their own home, which they are building, overlooks the valley in which the preserve is located. They have long felt that the area was "so unspoiled, more like Vermont than eastern Massachusetts," that it should be kept that way.

About four years ago Mrs. Gras and her husband started talking to the valley's owners. A year ago 55 acres came up for sale. Not long after another 12 acres became available. Now the trust is negotiating for an additional four acres.

Joining Mr. and Mrs. Gras in the initial step of raising a down payment were Dr. Richard S. Morgan of Brandeis University, and Morton B. Braun, a partner in Planning and Renewal Associates of Cambridge. These two latter Lincoln residents, together with Mr. Gras, a research engineer at Massachusetts Institute of Technology's Instrumentation Laboratory, are now the three trustees.

**Earlier Effort Cited**

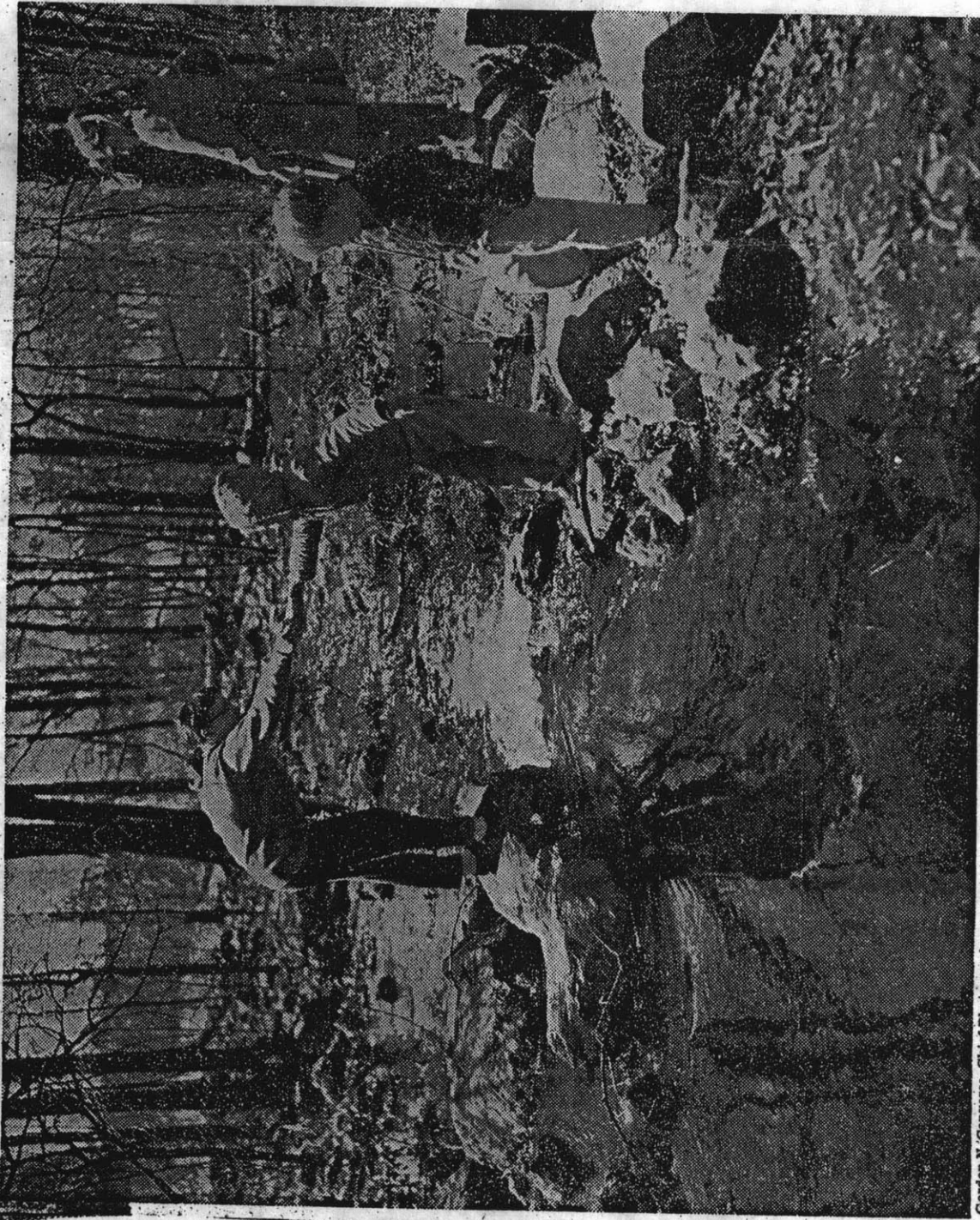
Mr. and Mrs. Gras are no strangers to cooperative efforts to obtain real estate. In 1953 they organized Brown's Wood, the 22 families which now live in a cooperative community of contemporary homes just off Conant Road in Lincoln. Brown's Wood bought the land, surveyed it, and planned the subdivision. The community still operates as a group, owns common land and, as it has since the beginning, acts only by unanimous consent.

"We were so satisfied with the outcome of this community," Mrs. Gras said, "that we were willing to continue with cooperative organization."

The Valley Pond Realty Trust will operate somewhat differently, with most of the decisions left to the three trustees, unless they are overruled by two-thirds of the membership. The trustees will lease the preserve to another nonprofit corporation which actually will manage the park. This group, of which all the shareholders in the trust automatically become members, will, acting by majority vote, set up rules for swimming, boating,

and whatever other activities go on in the park.

The trust already has 30 shareholders but expects eventually to have 60 to 80.



Gordon N. Converse, Chief Photographer

**Grab Tightly, Then Jump**  
A timeless childhood delight—stone-hopping across brooks—amid a wooded area of a private park in Lincoln, Mass. [Story: Page 15]

November 16, 1961

Meeting Notice

There will be a general meeting of Brown's Wood Inc. at 8:30 p.m. on Tuesday November 28, 1961 at the Eckhardt's house. The agenda will include a report on the status of the road improvements and a presentation of the budget, a copy of which is attached hereto.

The budget recommended for the next six months is;

Budget for Oct.1, 1961 to March 31, 1962

Administrative Expenses	20
Insurance	75
Legal Services	40
Tool Maintenance	25
Read Maintenance	200
Read Plowing	250
Contingency Account	500
Working Capital Fund	150
	<u>1260</u>
Assets Available( see below)	741
To be Raised by Assessments	<u>519</u>

Minimum assessment of \$25 per family yields \$525.  
Excess \$6 will be added to the read fund.

Statement of Assets

Cash on hand (Harvard Trust)	2133
Assesments Receivable	<u>542</u>
Total Assets	2675
Read Fund 3/31/61	1924
Excess income from last assessment	<u>10</u>
	<u>1934</u>
FREE ASSETS	741

BROWN'S WOOD MEETING NOTICE

Sunday, March 25  
8:00 p.m.

At the Kramers'

Agenda will include

- 1) Budget for April 1, 1962 to October 1, 1962
- 2) Election of Officers for 1962-1963
- 3) Report on Road Improvement Plan
- 4) Vote (if not already determined by signatures)  
to waive options, pre-emptions and other rights  
re sale of Allen house to John and Barbara Hayes

THE CONSENSUS

VOL. XVI, No. 7

March 13, 1962

GENERAL MEETING OF NOVEMBER 28, 1961

Present were Esther Braun, Homer Eckhardt, Ann Gras and Molly Morgan.

Budget: It was proposed and AGREED: That the Budget mailed to members November 18, resulting in a \$25.00 assessment for the period October 1, 1961 to April 1, 1962, be approved as published.

Read: Homer Eckhardt reported on the progress to date of Schofield Bros. (Framingham) in developing a drainage improvement program for BW. Though no copy of the plans had been received, it was known that they called for a pipe under Meccasin Hill west of Laurel Drive (to carry water away from the catch basin that collects much of the water running down from Upper Meccasin Hill and perhaps Laurel Drive, too). The pipe would continue down Laurel Drive to Conant Road. There it would eventually tie in with a pipe which the town proposes to put down Conant Road, dumping onto the land of Ulric Neisser and Charlton Walter, who appeared willing to grant easements for this.

BW's stretch of new pipe would require two new manholes for cleaning it out. Beyond that BW would have to lean and seed the shoulders in places, and perhaps that would be all. It would have been nice to do the leaning and seeding in the fall and get it established by spring, but the selectmen had advised putting off any investment in the road until a final plan was approved, since the latter might mean undoing the former, increasing the total cost.

That's all there was to that meeting.

EXECUTIVE COMMITTEE MEETING JANUARY 29, 1962

Present were Homer Eckhardt, Ann Gras, Dave Shansky and Ruth Wales.

Read: Homer Eckhardt presented and explained the Schofield plan which was pretty well along by now. It was much as described above. The drain pipe layout involved long straight runs, which make it possible to view the condition of the pipe's interior, but it is apt to interfere with paving or utilities. Homer thought this point might be modified. Pipe size was specified as 15", which is larger than called for before in any plan. Homer agreed to check on what design figures had been used, the town in the past has used the "10 year storm" figures.

As for modifying existing catch basins, there was some indication that the Selectmen would not insist on this, though they would clearly prefer it, since they would like to have standard type catch basins throughout the town for the benefit of mechanical catch basin cleaners, and lower covers for the benefit of snowplows.

The town budget would include funds for the improvement of Conant Road in 1962, including the pipe into which BW's pipe would connect.

Since the easements on Walters' and Neissers' land will be used by the town, not BW, it was suggested that the BW persons who had been negotiating for easements introduce "the town" to these owners and let the town carry on from there.

No complete estimates were available, but on the basis of unit prices estimated by Schofield at \$4.25 per foot for installed pipe and \$300 for each manhole constructed, the total would come to \$4,850. (A more recent total estimate, by the engineer, comes to between \$5,000 and \$6,000, but includes incidentals. It does not include leaming and seeding. More information will be available at the next general meeting, March 25.)

Homer agreed to present the plan to Warren Flint and get his and/or the Selectmen's further suggestions.

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THE CONSENSUS

VOL. XVI, No. 8

April 25, 1962

GENERAL MEETING OF MARCH 25

Present were Homer Eckhardt, Ann Gras, Ruth and Manny Kramer, and Paul Loewenstein.

Road Acceptance Program: Homer Eckhardt reported on progress with Schofield Engineers, and showed the plan proposed so far. Still needed were plans of gas and water mains, and computations of water flow. Mr. Fester (of Schofield's) had concluded that the catch basin inlets now in use in HW were better than any other kind for this type of terrain, and should not be changed.

Warren Flint had written a letter suggesting a get-together after Town Meeting to co-ordinate HW's program with the Town's schedule for improvements on Conant Road. The letter stated the Town's understanding that HW would acquire the easement from Neisser and Walter and turn same over to the Town. It was felt by all present that this middleman function was not HW's responsibility.

The following:

Budget: The following Financial Report was approved and the members present **AGREED** That the following Budget be adopted for April 1 to October 1, 1962:

**BUDGET**

Administrative expenses	\$20	(carried over)
Insurance	75	" "
Taxes	125	(estimated due)
Legal Fees	100	(road easements)
Road Maintenance	200	(carried over)
Road Flowing	250	" "
Contingency Account	500	(statutory)
Working Capital Fund	150	"
		-----
<b>TOTAL BUDGET</b>	<b>1420</b>	
Less free assets	- 894 (see below)	
		-----
<b>TO BE RAISED BY ASSESSMENT</b>	<b>526</b>	

**MINIMUM ASSESSMENT** of \$25 per family yields \$525; \$1 will be taken from road fund.

**STATEMENT OF ASSETS**

Cash on Hand (Harvard Trust)	1521	
Assets Receivable (Assessments)	979	
Escrow Account	1020	
<b>TOTAL ASSETS</b>	<b>\$3520</b>	

(continued on next page)

April 25, 1962

	Road Account 10/1/61	\$1934	
Plus	Excess income from last assessment	6	
Plus	Escrow Account	1020	
		<u>2960</u>	
		534	
Minus	Bill from Scheffield Brothers		
	CURRENT ROAD ACCOUNT		
	TOTAL ASSETS		\$3520
	FREE ASSETS: \$894		
			\$2626, subtracted from leaves

Allen-Hayes Sale: It was then proposed and AGREED: That Brown's Wood, Inc., waive any and all option and pre-emption rights in the sale of Lot 12 and the house thereon, by Lynch and Nancy Allen, to John and Barbara Hayes.

Election: It was proposed and AGREED: That the Executive Committee for 1962-1963 be composed as before, Homer Reichardt, Ann Gros, Jacques Hill, Dave Shinsky, and Ruth Wales.



THE CONSENSUS

VOL. XVI, No. 9

September 10, 1962

GENERAL MEETING, SEPTEMBER 9

Present were Mary and Homer Eckhardt, Jacques Hill and Ann Gras.

Ritson Sale: There being in hand a copy of an executed Purchase and Sale Agreement for the sale of Lot 18 (and house) from the Ritsons to the Naimans, it was proposed and Unanimously AGREED that with respect to the sale by David M. and C. Edda Ritson to Mark and Adeline Naiman of land shown as Lot 18 on plan 955 (b of 3) of 1955, recorded with Middlesex South District Deeds Book 8475 and, Brown's Wood, Inc. waives all of those preemption rights in said Lot 18 which it has by virtue of a certain instrument entitled "Notice of Preemption Rights, Options and Restrictions" dated November 30, 1956 and recorded with Middlesex South District Deeds, Book 8624, page 028.

Adjournment of the meeting followed immediately.

. . . . .

Road Repair (?) Plans The Selectmen of Lincoln, in consultation with their town engineer, a representative of Cleverton, Varney and Pike, have agreed on what improvements must be made to BW's roads before acceptance by the town. Specifications must now be drawn up so that bids may be obtained. Plans have already been drawn (which formed the basis of the Selectmen's decision) for BW by Schofield, a civil engineering firm, and specifications will be drawn up with their advice.

At least two members of the Executive Committee felt disappointed in the Selectmen's insistence on two items of work: One involves tearing up the paving West of the Laurel Drive Moccasin Hill intersection, to lay a pipe underneath. This being a place where cars stop and go, it seems an unfortunate place for a patched pavement, and Lincoln patches never seem as good as our present paving. The other item is reconstruction of the catch basin tops, which is undoubtedly expensive and seems uncalled for since the particular design used was originally suggested by the Lincoln Planning Board. However, there is no way of determining how expensive it is until bids are received, and even then it may be the only possible way to get the roads accepted, and therefore worth almost any price.

Wales

BROWN'S WOOD MEETING NOTICE

Saturday  
February 9

4:00 p.m.  
Gras house

Agenda:

Vote on waiving option and pre-emption rights in sale of Lot 22 by David F. and Constance C. Freeman to Frederick H. and Dilla G. Tingley.

## THE CONSENSUS

VOL. XVI No. 10

January 31, '63

January 16 General Meeting was attended by the Grases and Homer Eckhardt, members, and Mark and Adeline Naiman, prospective members.

Freeman Sale: Objections had already been received by the Clerk to waiving BW's rights in the Freeman sale until the Freeman's were up-to-date in payment of assessments. It would have been possible to grant the waiver subject to payment, but the certificate would be complicated and another certificate would have to be made that payment had indeed been made, etc. etc.

Anyway, other complications having nothing to do with BW-type complications were holding up the sale till March 15; so it was concluded that the simplest and quickest procedure would be to a) nudge the Freemans, b) wait for the payment, c) call another meeting after receipt of payment. (Payment has now been received).

Naiman membership: There was a discussion of the value of membership in BW at this time. If Lot 21 is sold to finance road work and the roads are then accepted, BW will have no real estate holdings and no reason to exist as a corporate entity. If, as contemplated, private individuals petition the town to accept BW's roads as they are, and such a move is successful, we would have Lot 21 plus a little cash, and a revival of interest in such things as tennis courts would be possible.

Legal counsel has advised BW to leave the tax question alone, but not to try to divide up any cash assets if we do dissolve, because that would surely bring the investigators and we would have to pay a substantial tax - under 180 laws assets cannot be divided among stockholders.

The Naimans decided to withdraw their application until these matters were decided. They would like very much to participate in a BW "revival" - including helping to build a tennis court - but thought that if BW is going to dissolve their membership would just add complications.

Road: Homer Eckhardt reported that since the last meeting between BW's executive committee and the Selectmen, a few bids had been received for the work required by the Selectmen. The lowest would run between \$8,000 and \$9,000 for all the work. These bids are no longer valid and new ones would have to be obtained in the spring. Delay was caused by various aspects of the easement problem, such as the need for discussion between a) Neissers and BW, b) Neissers and town engineer, c) town engineer and Neissers' landscape architect, d) Neissers and Neissers' landscape architect, etc. etc. As far as known, there is still no definite agreement on details.

Meeting adjourned.