Board of Civil Authority Meeting Minutes for August 12, 2014 (UNAPPROVED DRAFT MINUTES)

Members Present: Nancy Ertle, Chris Groschner, Jack Learmonth, Steve Long, Amy Peberdy, Linda Weiss, Allen Locke, Lois Jackson
Guests: Mike Tkac, Margaret Loftus, Jonathan Durham, Karen Galayda, Jen Brooks-Wooding and Melisa Mahony
Linda called the meeting to order at 6:38 pm
Review of the minutes to the July 10, 2014 meeting. Amy moved to accept the minutes as presented. Jack seconded. The ayes have it.

Linda was on the inspection committee and spoke about corrections the inspection committee made to their square footage numbers on the Tkac property before the meeting. Steve asked if the deck counted in the numbers, Linda said the porch's decks and work shop etc. don't get included. The discrepancy was on the second floor part of which was a loft and part of which was open to the floor below. Jack said the appraisal and inspection report are different and Chris asked if the inspection committee though they had accurate numbers and Amy, Linda and Allen said yes. Linda recommended using the square footage of 4344. Listers had 4886, which included a full second floor.

Linda asked Mike Tkac if he had any further evidence and he said no.
Karen said the Listers value with the new square footage and 50 acres is $519,000.00. Allen mentioned the functional deprecation would have to change to coincide with the new square footage because the functional deprecation was based on an over sized house and the square footage had gone down.

Steve moved to accept the inspection committee's report and to direct the Listers to work out the functional deprecation for the square footage as per the inspection report and to recalculate value and to notify Nancy with in 15 days of the inspection committee report. Nancy seconded and the ayes have it.

Jack asked if we would have to have another meeting for this and Linda said no.

Linda re-opened the Margaret Loftus and Jonathan Durham appeal and called on the Listers to open with their statement. Melisa said this was grievance for 109 Gristmill Rd. Jon thought the assessment was to high. The changes the Listers had made on the property were to combine the Ding Dong house on Cookeville Rd with the Church house on Gristmill Rd. for a total of $404,399.00 which is the value on 2 houses and 33.70 acres.
The Melisa and Jen representing the Listers went to the house on Gristmill Rd for an interior inspection and entered Evidence I. a letter on their findings.

Jack asked if the Listers had made any changes, they said no but they found things that "may" change the value on the church property only.

John Durham spoke and said they weren't actually grieving the whole value but they had gotten a Lister's card and the value went up over 10% with no reason. They hadn't made any changes to the property and didn't feel there was a reason for the value to go up so much. They had a meeting with the Lister's and the Lister's came up with a slightly smaller number. The last time the property was inspected was 2007.

Linda asked why it went up 10%. John said it went from $370,000.00 to $420,000.00. Karen said it went up $10,500.00 for site improvements and $27,500.00 for house site value when the Ding Dong/Cookeville Rd house was added for a total of $38,000.00. The year before they were taxed on the Ding Dong house but not the site or improvements. John asked "what improvements, there weren't any". Jack asked what the site improvements were. Karen said "water $5000.00, septic $5000.00 landscape $5000.00 and pond $5000.00. The house site for the Ding Dong house and 2 acres was left off last year and is $27,000.00. Jack asked if all house site values are the same. Karen said it depends on the neighborhood and land.

Margaret didn't know it was for the Ding Dong house and thought the Church house increased. When they went for a mortgage to combine the two properties' W.R.S.B. said the Church house added no extra value and they couldn't get a mortgage on the open market for it because it was an unconventional house. Margaret said they were grieving the total value. John said there were too many areas in CAMA to change around and it affects the value.

Linda said we much appoint an inspection committee to inspect the house. The $38,000.00 had been omitted and that was corrected. If the Listers could change the value with out the BCA maybe we don't need to send an inspection committee. Margaret asked if the can request that the Lister's redo CAMA and see if it helps. Linda asked if the Loftus's would withdrawal the appeal if they did that. Karen said no it is done and the grievance is done and it is up to the BCA. Allen said that was being too rigid and if Listers conclude it should have been done differently it could be done through errors and omissions and brought to the Selectboard for changes to the Grand List. Linda said if Lister's brought it to the Selectboard Loftus's would have to withdrawal their appeal. The Lister's were asked if the would be willing, Jen spoke and said yes and that she would be disappointed if they didn't use the Lister's report after the time it took to do the reevaluation. Lister's will recalculate. Linda asked Margaret if they were willing to withdrawal the appeal and Margaret said yes if there were results.

Loftus's have withdrawn appeal with expectations. Jen and Melisa will reevaluate the value and take it to the Selectboard for change. John asked what if it didn't work out. He was told he could grieve again next year.

The members then moved on to review the changes to the check list and approve names of people to work the polls. Jack moved to approve the names Chris seconded the ayes have it.

The volunteer's to take ballots to the sick and elderly were Linda and Amy.

No other business to come before the board so Jack moved to adjourn Chris seconded. The ayes have it. Meeting adjourned at 7:50 pm

Board of Civil Authority Meeting Minutes for August 19, 2014 (unapproved)

Members Present: Chris Groschner, Russ Pazdro, Steve Long, Bonnie Blodgett, Amy Peberdy, Linda Weiss, Allen Locke, Nancy Ertle, Lois Jackson

Guests Present: Karen Galayda and Susan Fortunati

Meeting called to order: 6:57 am

Linda spoke about why we convened this meeting; it is to correct a mistake made in the Loftus and Durham tax assessment appeal. The Lister's at the August 12, 2014 meeting presented a report from an inspection they had done after the Grand List was lodged that the BCA took into account and the BCA suggested the Lister's come up with a new value based on the report. The Loftus/Durham's withdrew their appeal based on this decision.

The BCA found it can't use this report and needs to appoint an inspection committee of their own to visit the Loftus/Durham property. It was also pointed out that there is no prevision for a withdrawal of tax appeal, that the process needs to run its course.

Linda sent a letter to the Loftus /Durham's and email's informing them of what has come about. They understand the process and were in agreement with it.

The three people who were appointed or volunteered for the inspection committee are: Chris Groschner, Allen Locke and Steve Long. There was some talk about the building, sketches of it and the living space.

Chris asked about Karen recusing herself. She said she never did formally at the meeting, she had just mentioned it to Jen in the Lister's office. Allen said she was recused by not denying it when Jen said it at the August 12, 2014 meeting.

There was discussion about the basis for the Loftus/Durham appeal, that they didn't have any evidence in writing with their appeal request letter showing why they were appealing.

At this time the draft minutes to the August 12, 2014 were passed out and reviewed.

Steve mentioned they gave reasons for appeal when they were present at the meeting. Everyone agreed that we should inspect the property and go from there.

Chris moved to approve the minutes to the August 12, 2014 meeting with spelling corrections. Lois seconded. The ayes have it. Lois and Bonnie needed to leave at this point.
Moving on to the Tkac appeal. The Listers made the adjustments to square footage. The valuation changed from $550,400.00 to $519,000.00. Allen made a motion to approve the new appraisal value of $519,000.00. Chris seconded and the ayes have it.

Chris moved to adjourn Nancy seconded, the ayes have it. The meeting adjourned at 7:47 pm

Board of Civil Authority Meeting Minutes for February 17, 2015 (UNAPPROVED)

Members Present: Linda Weiss, Russ Pazdro, Nancy Ertle, Steve Long, Laurel Sheridan, Chris Groschner

Meeting called to order: 6:00 pm

Steve moved to accept the minutes of the October 21, 2014 meeting, Nancy seconded. No changes. Laurel abstained as she wasn't at this meeting. The ayes have it.

Checklist changes were reviewed, no questions.

Names were read for the people to approve for working the polls and counting at Town Meeting.

Democrats: Dick Kelly, Marion Cawley, Frank Roderick, Jack Learmonth, Ginny Barlow, Sue Parmenter, Bill Parmenter, Bill Tobin, Linda Tobin, Lois Jackson, Dave Richards, Lynn Sciortino and Bob Sandberg.

Republicans: Iren Mann, Jen Brooks-Wooding, Lee Porter, Susan Fortunati, Earl Adams, Brenda Carter, Anne Rosten and Marin Haney.

Independents: Greg Thurston and Paula Lavallee.

Chris moved to accept the names, Steve seconded, and the ayes have it.

Russ moved to have Amy and Laurel bring the ballots to the sick and elderly, Chris seconded, the ayes have it.

No other business to come before the board.

Chris moved to adjourn, Russ seconded, and the ayes have it.

Meeting adjourned at 6:07 pm

Board of Civil Authority Meeting for June 30, 2015 (unapproved)

Members Present: Nancy Ertle, Laurie Sheridan and Linda Weiss

Meeting called to order: 6:00pm

Act on the minutes of the April 28, 2015 meeting. Laurie moved to approve the minutes as presented, Nancy seconded. The ayes have it.

Laurie moved to purge the batch of voters generated by the BCA from 8/30/2011 and 12/12/2011 as per the Vermont State Statues. Linda seconded the ayes have it.

The checklist was reviewed for names of people that the BCA believes should not be on the checklist and that should have send challenge letters sent to. Laurie moved to send challenge letters to the 34 people that the BCA believes moved from our jurisdiction. Linda seconded. The ayes have it.

No other business to be brought before the board.

The meeting adjourned at 7:06 pm

Board of Civil Authority Meeting Minutes for February 16, 2016

Members Present: Nancy Ertle, Linda Weiss, Amy Peberdy, Chris Groschner, Laurie Sheridan

Meeting called to order: 6:00 p.m.

Nancy moved to approve the minutes to the June 30, 2015 meeting. Laurie seconded, the ayes have it.

Names to work the polls were read, Chris moved to accept all the names Amy seconded, the ayes have it.

Justice of the Peace to deliver ballots to the sick and elderly were chosen, Linda Weiss and Paula Shea

No other business to come before the board.

Chris moved to adjourn Amy seconded the ayes have it.

Meeting adjourned at 6:14 p.m.

Board of Civil Authority Meeting Minutes for April 25, 2016

Members Present: Nancy Ertle, Paula Lavallee, Linda Weiss, Amy Peberdy. Kathy Chapman, Steve Long, Hal Drury, Chris Groschner and Bonnie Blodgett

Meeting called to order: 6:00 pm

Amy moved to accept the minutes from the February 16, 2016 meeting Nancy seconded the aye's have it.

Review of checklist additions and deletions o.k. Some questions were asked and answered.

To choose 3 people to work the Checklist at the annual WRVS meeting on May 2, 2016, Amy moved to have Paula Lavallee, Bonnie Blodgett and Linda Weiss work the checklist Steve seconded. The ayes have it.

To choose 2 people to count at the annual WRVS meeting on May 2, 2016, Steve moved to have Amy and Nancy count, Chris seconded the ayes have it.

No other business to come before the board.

Chris moved to adjourn Kathy seconded the aye's have it. Meeting adjourned at 6:10

Un-Approved Board of Civil Authority Meeting Minutes for July 7, 2016

Members Present: Steve Long, Linda Weiss; chair, Chris Groschner, Nancy Ertle, Hal Drury and Kathy Chapman

Guests: Russ Pazdro, Karen Galayda; Lister and Susan Fortunati

Meeting called to order at: 6:30 pm

Steve moved to accept the minutes to the April 25, 2016 meeting, Hal seconded the ayes have it.

Linda gave the Listers Oath to Karen Galayda-Lister and the BCA members took the members Oath.

Linda read David Benoit's letter aloud, then asked Karen to explain the action the Lister's took on this property. Karen explained the acreage for this and Russ Pazdro's parcel were over what was actually available. Originally Benoit's was on the Grand List for .5 of an acre and Russ' was on for 2 acres when there was only 1.79 acres available total. Karen used the information she had available to correct the acreage. One of the pieces of information was a map from Russ, which came with the land when he bought it. Karen adjusted Russ Pazdro's piece to 1.60 acres and David Benoit's to .19 accordingly.

The BCA cannot act on this matter.

Steve moved to deny David Benoit's appeal on the grounds that Mr. Benoit didn't make a case to change his assessment. Chris seconded. The ayes have it.

Chris moved to adjourn, Steve seconded the ayes have it.

Meeting adjourned 6:50 pm

Board of Civil Authority Meeting Minutes for July 26, 2016 (Un-Approved)

Members Present: Nancy Ertle, Steve Long, Laurie Sheridan, Paula Shea, Linda Weiss, Hal Drury

Meeting called to order: 6:05 pm

The minutes to the July 7, 2016 meeting were reviewed. Steve moved to accept them, Hal Drury seconded. The ayes have it.

The names added and deleted from the checklist were reviewed. Hal moved to accept it Paula seconded the ayes have it.

The names presented for approval to work the Aug. 9, 2016 primary are for the Republicans: Earl Adams, Madelyne Huntington, Susan Fortunati, Irene Mann, Anne Rosten, and Lee Porter. Marin Haney. For the Democrats: Beth Gaetz, Mary Hays, Sarah Nolin, Dick Kelley, Anna Brown, Jack Learmonth, and Tim O'Dell. Independents: Grey Thurston and Ginny Thurston. Steve moved to accept names, Paula seconded the ayes have it.

The BCA gave the hours they could work the polls.

Linda asked for other business, there was none.

Steve moved to adjourn, Laurie seconded, and the ayes have it.

Meeting adjourned at 6:20 pm.

Board of Civil Authority Meeting Minutes for October 25, 2016 (Un-approved)

Members Present: Bonnie Blodgett, Paula Lavallee, Nancy Ertle, Steve Long, Amy Peberdy, Linda Weiss, Laurie Sheridan

Meeting called to order: 5:58 pm

The minutes to the July 26, 2016 meeting were reviewed. Paula Lavallee moved to approve the minutes Laurie seconded. Paula mentioned her name was her old last name and needed correcting from Shea to Lavallee. The minutes were approved with corrections. Amy abstained.

The Board reviewed the additions and deletions of the check-list since the last election. No action is necessary.

The names of people to work the polls were read for Democrats, Republicans and Independents. Laurie moved to accept them, Amy seconded the aye's have it.

For the JP's to take ballots to the sick and elderly Nancy moved to have Steve and Paula take ballots to the sick and elderly. Laurie seconded, the ayes have it.

Other business: Nancy passed out flyers she got at a marriage fraud training to the JP's for their information.

Opening the outside envelope on absentee ballots was discussed and decided we would so that early. Nancy will coordinate that.

No other business, Paula moved to adjourn Amy seconded the ayes have it.

Meeting adjourned at 6:20 pm