Board of Civil Authority Meeting Minutes for February 28, 2017 Approved

Members Present: Chris Groschner, Amy Peberdy, Kathy Chapman, Bonnie Blodgett, Nancy Ertle, Tim O'Dell and Laurie Sheridan

Meeting called to order at 6:00 pm

Amy moved to nominate Linda Weiss as Chair, Nancy seconded the ayes have it.

Amy moved to accept the minutes to the October 25, 2016 meeting with a word correction, Laurie seconded. The ayes have it.

The Board reviewed the additions and deletions to the checklist. No action required.

Amy moved to approve the names submitted by the Town Clerk to work the polls at Town Meeting March 7, 2017. For Democrats: Mary Hays and Dave Richard, for Republicans: Anne Rosten, Susan Fortunati and Lee Porter, for Independents: Greg Thurston, Paula Lavallee, Jane Conner and Melissa Sleeper. Chris seconded. The ayes have it.

Other business to come before the Board: The available times for the BCA members to work.

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

Meeting adjourned at 6:12 pm

Board of Civil Authority Meeting Minutes for March 28, 2017 (un-approved)

Members Present: Chris Groschner, Amy Peberdy, Kathy Chapman, Bonnie Blodgett, Nancy Ertle, Tim O'Dell and Laurie Sheridan

Meeting called to order at 6:00 pm

Amy moved to nominate Linda Weiss as Chair, Nancy seconded the ayes have it.

Amy moved to accept the minutes to the October 25, 2016 meeting with a word correction, Laurie seconded. The ayes have it.

The Board reviewed the additions and deletions to the checklist. No action required.

Amy moved to approve the names submitted by the Town Clerk to work the polls at Town Meeting March 7, 2017. For Democrats: Mary Hays and Dave Richard, for Republicans: Anne Rosten, Susan Fortunati and Lee Porter, for Independents: Greg Thurston, Paula Lavallee, Jane Conner and Melissa Sleeper. Chris seconded. The ayes have it.

Other business to come before the Board: The available times for the BCA members to work.

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

Meeting adjourned at 6:12 pm

Board of Civil Authority Meeting Minutes for April 25, 2017 (unapproved)

Members Present: Nancy Ertle, Amy Peberdy, Bonnie Blodgett, Linda Weiss, Tim O'Dell and Russ Pazdro-(not active member, no Oath taken prior to meeting)

Linda called the meeting to order at 6:00 pm

Amy moved to accept the minutes to the March 28, 2017. Bonnie seconded the ayes have it.

Members chosen to work the polls at the WRVS Annual meeting are Laurie Sheridan, Kathy Chapman and Amy Peberdy.

Members chosen to count ballots are Bonnie Blodgett, Steve Long and Chris Groschner.

No other business to come before the Board.

Amy moved to adjourn, Bonnie seconded the ayes have it. Meeting adjourned at 6:08 pm

Board of Civil Authority Appeals Hearing Minutes for July 25, 2017 Approved

Members Present: Tim O'Dell, Nancy Ertle, Kathy Chapman, Amy Peberdy, Linda Weiss, Bonnie Blodgett, Hal Drury, Laurie Sheridan, Russ Pazdro, Chris Groschner and Steve Long

Guests: Tom Cain- hired appraiser, Karen Galayda, Jen Brooks-Wooding and Christine Minery- Listers Paula Lavalee, Mike Tkac, Stephanie Young, David Sprafke and John Copolous

Meeting called to order by Chair Linda Weiss at 6:00 p.m.

Approval of the minutes to the April 25, 2017 meeting: Amy moved to accept, Laurie seconded and the ayes have it.

Linda convened the meeting to hear appeals from the following tax payers: Paula Lavallee, John Copoulos, Mike Tkac, David Sprafke, Gary Thurston, Jeffrey DePalma, Patty Duffy, Gary Bahlkow, Christine Wilson, Mary Kent and James Boudrow.

Linda outlined the structure of the meeting and read the conflict of interest Statue.

Paula Lavallee case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. Karen spoke on evidence #1 the appeal sheet and went over the ratings, depreciation, information about the house and sheds and the price of her land. They lowered her land rating from a .9 to a .7.
Tom spoke on evidence #2 the sales analysis and how it works with sales from Corinth being used and dollar amounts being taken off or added for the differences in features between properties. He would like the BCA to read and use Vermont Appraisal Company's guidelines. There were questions from the BCA about quality and square footage and sales comparable's.

Paula Lavallee entered evidence #3 an analysis from Sotheby's Realty stating that in the current market the house could sell for between $145,000.00 and $154,000.00. She spoke about the square footage difference between the properties on the sales analysis. She also compared her property with that of Sarah Polli's, Sarah's is much lower but lot size etc. is comparable. Linda asked Listers about Paula's comparable's and Karen said Paula has additional features such as garage and sheds that the other properties don't have. Tom said we should be careful about comparing sales and assessments all properties have different issues. Steve noted the reappraisal and value should attempt to reach fair market value. That it is relevant to look at sales as fair market value. Tom said the estimate is not fact. The Listers are charged with fairly valuing every property, fact vs. estimate.
Linda asked for volunteers to be appointed to go on the site visit, they are Tim O'Dell, Amy Peberdy and Laurie Sheridan. They will visit on August 8, 2017 at 12:00 p.m.

John Copoulos case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. Karen spoke on evidence #1 appeal sheet, she explained the quality and the buildings functional depreciation. Tom said they had taken $26,000.00 off, the physical depreciation is 25% and the class 3 road lowers it also. John bought it for $135,000.00 ten years ago.
Tom spoke on the sales analysis comparisons. Karen said 1038 Turkey Hill Rd is very similar to John's. John said the comparable's are very different. He said they raised the square footage on the camp when it hadn't changed. He doesn't believe that it makes sense to compare such different square footages. He

would like the Board to use 3532 Maplewood Rd. which sold for $55,000.00 with 18 acres as a comparable instead. He entered evidence #3 Actual Sales report for 3532 Maplewood Rd. and evidence #4 Washington Electric statement of cost to bring electricity to camp. He said only 3 camps sold in Corinth this year and they are all at low dollar amounts. He stated there is no timber value on property that it had been heavily logged a lot. He wondered why they changed his status from a camp to a dwelling which made the value go up because nothing had changed. He said new construction is valued at $75.00 a square foot and that his camp shouldn't be that high. He asked why the change from camp to house. Tom said it was because of the basement measurement changed. The old measure didn't include area that contained a large rock and the new measurement does. John also pointed out that it is run on a generator and that power would cost over $20,000.00 to bring in. John questioned the usable area in basement and said the Listers have it as 3 rooms but there is only one or two rooms if you count bathroom. He questioned the square footage of camp. Karen said it is 20 x 24 not 20 x 30. The tool shed/wood shed is now valued and wasn't before.
Linda asked for volunteers to be appointed to go on the site visit, they are Nancy, Chris and Hal. They will go on August 3, 2017 at 6:00 p.m.

Michael Tkac case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. Karen stated that the Listers haven't been in the house. Mike said they have the building size wrong, that the Lister's measurement is different form the BCA's in loft area. Mike submitted Evidence #3 A copy of the BCA decision letter from 2014 and the Lister card from 2016 and 2017. In 2014 Mike submitted an appraisal at an appeal to the BCA that showed 97 square foot difference in footage. Karen said there is some different data and the cost tables are different. Tom said he hadn't been in and there could have been improvements. The BCA measured 4344 square feet in 2014 and it is listed with 4516 this year. Mike said the BCA made findings in 2014 for the square footage and if the Listers didn't agree they had 30 days to appeal. He wanted to know why the note about the BCA findings that was on the card in 2016 is missing from this years. That the Listers have no right to disregard the previous measurements of the BCA. Chris asked why the Listers weren't allowed in to review property. Mike said he wasn't home. Mike spoke about evidence #4 and wanted to know why the value went up on the roof and floor. That it was the same builder as a house across the street (Mary Kent's) and the same material used and there value on those items are less. Karen said there is an allowance for all finished flooring and the quality of Mary Kent's house is lower than Mikes. Karen said loft measure from BCA was 980 feet and sketch had 1152. Amy said her Allen and Linda measured it for the BCA last time and there is a knee wall that may be responsible for the difference. Tom said when the BCA changes the value it is only good for 365 days and that the Listers can change it back. That Mikes last appeal and measurements and findings are only good for the one year. Chris asked if the Listers could come with the BCA Mike said no. Steve asked if since the quality of both houses are the same by same builder if the grade is math or subjective. Tom said when the square footage is larger the quality goes up and ups all costs. Mike said in 2016 it was 3.5 and 2017 is 4.5. He was told it was because of the size of his house. The cost tables come from the State of Vermont and that is what the information is based on. Mike asked the BCA look at garage and home measurement and the roof and flooring.
Linda asked for volunteers to be appointed to go on the site visit, they are Steve, Kathy and Bonnie. They will go on August 1, 2017 at 9:00 a.m.

David Sprafke case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. Karen said they reviewed the information on the camps which are less complete than a home. The Listers haven't gone in and had to use previous cost sheets and looked in windows. Tom reviewed the sales analysis. David listed points to consider, a ½ bath

with no water, shower or toilet. A solar panel for fan and pump in sink and Kitchen, class 4 road with no electricity and a dug well that has no pipe to the house. He stated in 2007 the camp grade was 80 and land 70 now they are 90 and 80 when nothing has changed. Tom said part of the problem is he didn't get into the camp. David insinuated that the Listers are off on their evaluations because they had so many grievances and appeals to the BCA. Karen said the number of appeals and grievances were low compared to what the State says is average.
Linda asked for volunteers to be appointed to go on the site visit, they are Linda, Russ and Amy. They will go on August 7, 2017 at 6:30 p.m.

No other business Chris moved to adjourn Bonnie seconded the ayes have it. Meeting adjourned at 8:37 p.m.

Board of Civil Authority Appeals Hearing for July 27, 2017 Approved

Members Present: Nancy Ertle, Tim O'Dell, Kathy Chapman, Linda Weiss, Bonnie Blodgett, Laurie Sheridan, Hal Drury, Steve Long and Chris Groschner.

Guests: Karen Galayda, Jen Brooks-Wooding and Christine Minery- Listers, Tom Cain- hired appraiser, Gary Thurston, Robin and Jeff DePalma and Patty Duffy.

Meeting called to order by Linda Weiss-chair at 6:00 p.m. Linda stated it was a continuation of the meeting on July 25, 2017. She explained the structure of the meeting and how it would proceed for people that weren't at the last meeting.

Listers and Witness' were given the witness oath.

The minutes to the July 25, 2017 meeting were reviewed Russ moved to accept, Bonnie seconded. Minutes were approved with a typo correction.

Gary Thurston case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. Karen reviewed the valuation from 2016 until 2017 and the cost change. Part of it is the second floor wasn't valued. They gave a 5% depreciation took for unfinished siding which took off $2100.00 per the grievance. The house site is listed as 1.1 which is 10% above average. The second floor sketch was wrong and the Listers fixed it per Gary at the grievance.
Tom spoke on the sales analysis. He reviewed it and spoke about the chart and how it works. Karen stated that comparing properties with each other isn't viable that you have to compare with actual sales. The BCA had some questions on comparable's. Listers talked about the land value and the value of comp #3, it wasn't correct and needs to be excluded.
Gary entered evidence #3 four pictures of his house. He said he has no views which on comparable sales there were. His land is wet and stony. He believes his house site grade is too high. Linda asked if the description on Lister card is correct, Gary said it was, but he has a no frills house and he thinks it is listed to high. Karen said the stairs and bathroom should be adjusted.
Linda asked Gary to make points that he wants the BCA to look at. He said the stairs, driveway, and land. He said the dormer was adjusted as well as the bathrooms. Linda asked Karen if they value the quality of land Karen said everything in Corinth is wet, hilly and stony. The average is 1.0.
Linda asked for people to do the site visit. Chris, Laurie and Tim will go on August 5, 2017 at 3:00 p.m.

Robin and Jeffrey DePalma case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. DePalma' s entered evidence #3 A sales comparison sheet and evidence #4 Pictures of the house.
Karen in 2016 they had the house as 75% complete and now it is 100% complete and that is a reason for a large jump in assessment. As result of grievance they went from a 3.25 to a 3. For quality reduction. They took off $10,800.00. They did an adjustment for the foundation since it is in a side hill and a 2% depreciation for having too many porches. The garage is 98% complete.
DePalma's have it listed for sale at $239,900.00 (this is all a realtor believes can be gotten for it) and the 2017 grand list has a value of $269,900.00.
Linda asked why we were seeing the same comparable's over and over, Tom said there are a limited number of sales in Corinth. Tom thinks they are similar to DePalma's. Tom said DePalma's comparable's aren't in Corinth. Jeff said they are trying to show the square foot price of things that have sold compared to theirs. Jeff spoke on relator pricing. Karen pointed out that their comparisons are with house and land so we really don't know the price per square foot. Jeff stated that the sales market won't be able to sell it for higher. Linda asked Tom if they should have gotten sales from Orange since they are closer to those properties and Tom said yes. The DePalma's

spoke on the grade of their property, it is 20% or more even some of it is 30-40% angle. They did four slope readings to get that determination. They used the VT soil and land manual published in 2012. The manual says land over 15% grade not good for agricultural purpose. They say their land can't be used for anything. Linda asked the Listers how they grade slopes. Karen said level would be a .9 or 1. DePalma's is at .8, which is 20% below average. Tom said you paid $158,000.00 for it you must have liked it. Jeff and Robin said yes they did but were wrong to do it and at that time everything was going for a lot more money.
Linda asked for three volunteer's to do the site visit. Tim, Laurie and Hal will go on August 4, 2017 at 9:00 a.m.

Patty Duffy case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. It was valued at $138,600.00 in 2016 vs. $175,600.00 in 2017. The Listers raised the depreciation to 12% from 10% and gave 1% functional depreciation for having too many porches and it being on a class four road. After grievance they lowered it to $164,100.00. Tom went over the sales comparable's. Linda asked about the heat. Hal thought it was a very large increase in assessment.
The Listers lowered the quality grade from 3. To 2.75. Karen said the cost tables are new. The old ones are from 2006 the new ones are 2016, so many things have changed. Karen said there were a lot of error's from 2007 reappraisal that they fixes so now the data is correct and with the new cost tables it has gone up. Hal asked if everyone went up. Karen said no the cost tables went up uniformly and not everyone is the same, not everyone's data changed. Steve said values were high in 2006-2008 and that they should probably higher than they are now. Tom said there are a lot of factors, a different person doing appraisal, applied functional depreciation, he looks at each property and figures what it can sell for.
Patty said since her appraisal in 2007, the value has changed a lot. She bought at the height of market. In 2005 it was $79,000.00. It wasn't finished, it was a shell. Linda asked if the value changed over the years because of improvements Patty said each year she put more money into it. She had value comparisons, pictures of the road and how bad it is. A letter from realtor Hal Shear saying that her property could sell for around $149,000.00. Second market financing is hard to get on a class four road. She had to finance with Yankee Farm no other place would give her a loan because of location.
Patty brought examples of actual sales in her immediate area around her house, she stated the Listers comparable's are not close to her house. Patty spoke about the sales in VT and that they went down in 16-17. She spoke on listings and the ups and downs of sales in VT and the actual percent of sales price received. Tom said it was assessed for under $80,000.00 and she bought it for $135,000.00, put in 42,000.00 and about $8,000.00 since for a total of $175,000.00. Patty talked about lost capital in construction.
Chris asked about the woodshed/porch concern. Karen spoke about the porches, one of them is charged for a ceiling but Patty said just has rafters not ceiling. One has no walls or floor and is being charged as a porch. Tom's numbers are tied to quality grade. Patty believes the Quonset hut is being valued too high. It is out of plumb and has no front or back just open ends. Karen said they have a 75% completed rating. Patty says it doesn't compare with the Listers comparable's. She said it is 588 square feet and is metal. The others garages in comparable's are stick built and bigger. Linda said we would look at it. Linda asked for people to go look at the house this week-end because Patty lives in N.Y. The people going are Nancy, Bonnie and Hal on Saturday July 29, 2017 at 8:00 a.m.

Linda opened a conversation about what site visits should entail and read out of the handbook on tax appeals the recommendations about visits. Some conversation ensued. No other business.

Hal moved to adjourn Steve seconded, the ayes have it. Meeting adjourned at 8:20 p.m.

Board of Civil Authority Appeals Meeting Minutes for July 31, 2017 (unapproved)

Members Present: Nancy Ertle, Linda Weiss, Chris Groschner, Kathy Chapman, Tim O'Dell, Amy Peberdy, Bonnie Blodgett, Hal Drury, Laurie Sheridan, Steve Long and Russ Pazdro

Guests: Karen Galayda, Jen Brooks-Wooding and Christine Minery- Listers. Tom Cain- Hired Appraiser Gary Bahlkow and Jim Boudrow.

Meeting called to order at 6:00 p.m. Linda announced this was a continuation of the BCA Hearings and reviewed the structure of the meetings.

The minutes to the July 27th meeting were reviewed. Chris moved to accept them Hal seconded the I's have it. Amy abstained she wasn't present at this meeting.

Gary Bahlkow case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis for the 25 acre parcel and evidence #3 Appeal Sheet with Lister cars and tax map with evidence #4 Sales Analysis for the 108 acre parcel. For the first parcel of 108 acres. If is a Super Fund site, which does have a mine on it. She said there is no visible tailing piles. Tom spoke on the sales analysis comparable's. One being the Eureka which sold in 2012 for $70,000.00 with comparable contaminates. It was listed for $100,600.00 before grievances and the house site grade was .8 and after grievance the Listers changed it to .7 with the value now being $98,000.00. Linda asked how they decided the level of degradation. Karen said that tailings etc. don't show. Russ said there were no leaching or tailings. Linda asked the Listers if they walked the property or viewed a map, Karen said a map.
Gary said information by the EPA he submitted for evidence shows that the brook on his property also has leeching of pollutants. It was designated as a Super Fund Site more than 10 years ago. He has information on what's been studied and the location of water testing stations. He said based on the tests the water quality is equal with the Eureka Mines. Gary noted that the first comparable 2025 Richardson Rd. the Eureka Mines, is the most similar and realistic.
He also spoke about the Northern Long Ear'd Bat which is an endangered species has recently been found in the Mines on his property in the Smith Mine. Timber harvesting is controlled in the bat protected area which impacts his property from a value standpoint. He submitted evidence #5 a map showing the Federal Protection Zone for the bats and evidence #6 EPA Superfund Site information. The Federal Guidelines are still to come. He reiterated his points: it's on a trail not a class 4 road, the water pollution/quality, endangered bat area and EPA Superfund site.
He said realtors told him it is basically unsaleable. The BCA had a few questions. Gary said there were visible tailings piles, not as big as the other mines.
Karen spoke on the 25 acre parcel. She said it hasn't been seen by Listers since 2000, no one can find it. After grievance they lowered the house site from .9 to .8 and land from .8 to .7. The Eureka site is a .6 neighborhood which is determined by the road it is located on. Linda asked how they increase the value on property they haven't seen. Karen said land grades and site grades went up along with cost of camp so value changed. Lister's are welcome to go with inspection committee to view property. Tom spoke of sales comparisons.
Gary made his points of: near SFS, on legal trail not road, he takes substantial issue with the comparable's they are not the same thing at all. Same watershed at Eureka Mines.
Linda asked for people to visit the site: Russ, Hal and Steve will go on August 15th at 4:00 p.m.

Change of Agenda: The Board will hear Jim Boudrow first since Christine Wilson and Mary Kent aren't present.
Jim Boudrow case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. She said it went from $120,600.00 in 2016 to $180,400.00 in 2017. After grievance they lowered it by $15,100.00 for quality and reduced acreage. They updated the acreage from 2 acres to 1.2 acres. She said they gave it a bit more functional deprecation. The average is 25% for an old house like that and they gave it 35%. They also raised the functional deprecation from 5% to 7%.
Tom spoke on the sales Analysis, he read the comparable sales.
Linda asked if there were any questions, there were none.

Jim spoke about the Listers comparable's, he said 909 Village Rd sold for $100,000.00 because the woman had died and it was a distress sale, it was originally listed for $290,000.00. That it had been completely redone from top to bottom including new foundation making it not comparable at all. Jim submitted evidence #3 Pictures of his house, barn and sugar shack. They showed many things wrong with the house including failed septic, steps, old bad plumbing, rotten carrying beams, bad electrical, doors, sagging floors, holes in floors, need new windows, ceiling falling in, cracked walls, rotten decks, bad footings, bad roof, sagging barn with peeled up roof.
Karen said the barn was at 40% depreciation. Jim said couldn't sell the house because the water quality and septic won't pass for a sale.
Linda asked for 3 people to go, they are Laurie, Linda and Kathy.

Christine Wilson case: Christine was not present. Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. Karen said the cost tables changed from what they were in 2006 and that is the only reason they went up, that there was no other adjustment. Jen spoke about a turnbuckle inside that helps hold the foundation. Hal said the assessment almost doubled. Linda said it was due to inflation between 2006 and 2016 with the new cost tables. Tom went over the comparable's. Linda asked if there were questions. Chris commented that the new appraisal was to gain fairness throughout the town. In her letter Christine mentioned loosing land to the new bridge. It was discussed. Karen said the Listers had an appointment at 10:00 a.m. with Christine. The Board asked her to see if they could come at 3:30 the same day. Bonnie, Amy and Linda will go if she is available.

Mary Kent Case: Mary was not present. Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. She said there has been a mix up about the second floor square footage. Previously it was listed as 240 square feet and it is really 648 square feet, so the house size was wrong and that made the value go up a bit. She said the porches and decks came in different costs because of the new cost tables. Tom measured second floor. Tom read the analysis and comparable's. He spoke about the rough-ins which are washing machines and dish washers. Mary had asked about that in her letter. A hot water heater is a fixture as is sinks, showers etc. which there are 11 of. The basement size was measured which increased the size of it the original measurement being in error. Karen said decks and porches are valued separately now, in old cost tables they were valued together. They gave her a discount for "over Porch" of 4% which gets given when your house has too many. Nancy read evidence #3 which was a letter from Mary Kent. It addressed the issues talked about above. Linda asked for 3 people to do a site visit, they are Kathy, Chris and Steve and they will go on Thursday August 17th at 12:00 p.m.

Continuation meetings were set for reports from inspection committees, any new evidence and deliberations. The first meeting will be on August 15th at 6:00 p.m. and will go over the reports for Tkac, Wilson, Duffy and Copolous. The second meeting will be on August 21st at 6:00 p.m. and will go over the reports for DePalma, Thurston, Sprafke and Boudrow. The third meeting will be on August 29th at 6:00 p.m. and will go over the reports for Kent, Bahlkow and Lavallee.

No other business to come before the Board, Chris moved to adjourn Steve seconded, the ayes have it meeting adjourned at 9:00 p.m.

Board of Civil Authority Meeting Minutes for Appeals Continuation August 15, 2017 (Unapproved)

Members Present: Nancy Ertle, Linda Weiss, Chris Groschner, Kathy Chapman, Tim O'Dell, Amy Peberdy, Bonnie Blodgett, Hal Drury, Laurie Sheridan, Steve Long and Russ Pazdro

Guests: Karen Galayda- Lister, John Copoulos and Mike Tkac

Meeting called to order at 6:08 p.m. by chair Linda Weiss

The minutes from the July 31, 2017 were reviewed. Steve moved to approve minutes with typo corrections. Amy seconded, the aye's have it.

Nancy spoke on an accusation of ex-parte communication. Chris had given Susan Fortunati the report from the inspection committee that went to the John Copoulos property to type up. Susan mentioned this to Nancy and gave her the hand written copy for the files. Nancy stated that she wished the committee's would put more information about the condition of the properties in the reports, however Chris did put in that the sheet rock was deteriorated. Karen over heard this and accused Nancy of having ex parte communication. Nancy brought evidence in the form of Vermont State Statue's that this was not ex parte communication because "3 V.S.A. 813 says (1) may communicate with other members or employees of the agency; and (2) may have the aid and advice of one or more personal assistants." Also "24 V.S.A. 1207 says (a) A presiding officer shall not communicate, directly or indirectly, with any party, party's representative, party's counsel or any person interested in the outcome of the proceeding." The "party" being the Appellant. Linda read a section from the Handbook on Property Tax Appeals that also stated "a party to an appeal" Linda asked that the BCA be careful of what is discussed outside the meeting.

Nancy also spoke on the taking of pictures. Nancy Merrill from Property Tax and Review from the State stopped by her desk on the way into see the Listers and told her she had a complaint from someone saying that our BCA was taking pictures in people's houses and that it was against the law. Nancy checked in the Appeals handbook, the VLCT training guide and in the Vermont State Statues and couldn't find anywhere that it was against the law for the BCA to take pictures. She asked Nancy Merrill who called because she would redact the photos for that person's file if they weren't comfortable with it. Nancy Merrill said it was second hand information from her office and she didn't know. Nancy Merrill advised we ask the home owners before we take pictures.
There were questions about if we should retain pictures as part of the report. Chris said pictures were easier to show the rest of the committee the condition of the property. Linda said she would check with the state.
Karen asked to speak before the meeting started. She said the town spent $60,000.00 hiring this professional company to do the reappraisal and that they had decades of experience in this. That Tom Cain did a fair and equitable evaluation and that we shouldn't change anything. She said if we changed anything we would be throwing off the balance of the Grand List and it wouldn't be fair and equitable anymore.
Linda moved the agenda to accommodate the Appellants that were present.

John Copoulos case: Nancy handed out the inspection reports. John commented on the sales comparison analysis that Tom Cain had submitted as evidence. He said the first two comparable's were too large and not legitimate comparable's for his property. He believes the third comparable is a legitimate comparable. Karen said they were limited in their comparable's because Tom would only let them use what was in our town and sold last year. John stated he thought his comparable was reasonable. Linda said his comp will be looked at in deliberative session. Karen said John's comparable has no basement or insulation or protection for the plumbing making it not comparable. John said that it was newer and has features his doesn't, like hot water etc.
Linda asked if there were any more questions, there were none.
Mike Tkac is present so the Board reviewed his next. Nancy handed out the inspection report. Mike wanted to point out that his unit costs on the Listers sheet had the floor rating more than double the comparisons the Listers provided. He stated the roof rating is also higher. Karen stated the unit cost is controlled by quality. Mike said his quality is higher and asked how the Listers know this since they haven't been in. Mike said his quality last time was much lower. Karen said it

was the same as his neighbors, Mike said no it's not. The unit cost for the floor in 2016 was 2.59 and the roof .85. Now in 2017 the floor is 7.07 and the roof is 2.05. Karen said that's because the Tom raised the quality from 3.5 to 4.5 which is based on viewing from the road of the windows and corners of the building. That more corners make it a higher quality because it costs more to make them, the same with the roof. Tim said the Listers system based on something seen from the road could seem like a fancy place but may not necessarily be so. Karen said that's why we do interior inspections.

Linda asked if there was additional information for Patty Duffy's property, there was none.

Linda asked if there was additional information for Christine Wilson. Nancy said there was a letter and pictures that Christine had sent in for evidence, which was labeled as evidence #3 which was passed out to all the BCA members. Karen said the Listers hadn't gone in until the day the inspection committee went in. There is no heat, foundation is held with a turnbuckle that goes to a retaining wall at the road side. It has been that way the whole time Christine Wilson has owned it, 10 years. Christine's evidence spoke about the land she lost due to the new bridge being put in. Karen said she was paid $6000.00 for the land. Amy asked the value of the 1/3 of an acre, Karen said it was 13-14 thousand dollars. Amy asked if there was a view tax, Karen said sort of. Everyone has a house site value on the first 2 acres of $25,000.00. Linda asked if it should be less, Karen said no it's based on driveway, septic and well. Karen said they have it listed as below average.
Discussion followed on valuing a property, costs, facts, quality and not acting like Listers.
Karen said the next avenue for people would be either the Supreme Court where they pay a few of $350.00 or the State PVR with a fee of $75.00. The State PVR would send an appraiser and would fix the value for 3 years.
Linda read form the handbook about how a conclusion was reached and read an example.
Chris asked if the Listers gave consideration to the loss of land on the Wilson property, Karen said the Listers think it's an improvement. Chris said if the loss of property was considered not the way the bridge looks. Karen said it was a wash the taking of land in comparison of the way it was left from the bridge being built. There was more discussion about next years and the Listers updating the land acreage. There was discussion about the BCA making decisions.

Linda asked for a motion to go into deliberative session. Hal moved to do so, Chris seconded, and the ayes have it.
The Board came out of deliberative session to make the following decisions:

On the Christine Wilson property- Russ moved to change the depreciation from 50% to 75% because the chimney is unsafe, racked framing, distressed interior finishes and sagging ridgeline. Chris seconded the ayes have it. The new value is $54,132.00.

On the John Copolous property- Chris moved to reduce the listed value from $111,900.00 to $110,525.00 to account for the reduction of the usable square footage of the basement from 360 square feet to 270 square feet. Tim seconded, the ayes have it.

On the Mike Tkac property- Steve moved to adjust the total square footage of the Tkac property from 4516 square feet to 4218 square feet, which reduces the property value to $572,172, Russ seconded the ayes have it.

On the Patty Duffy property- Linda moved we reduce the value from $164,100 to $155,893.00 because porch # 3 value changed to $1125.00 because of no ceiling, functional depreciation changed from 1% to 5% due to the size and location of stairwell and condition of basement and porch #1 and the building lot changed from $27,000.00 to $25,000.00 for an average lot. The new valuation is $155,893.00. Laurie seconded the ayes have it.

A review of the John Copolous decision- Linda moved to amend the decision on the Copolous property to adjust for porch #3 having no value, unsafe not usable as a result bottom line value is $109,735.00.

Tim moved to adjourn with a continuation Russ seconded the ayes have it. Meeting adjourned at 9:40 p.m.

Town of Corinth Board of Civil Authority Appeals Continuation August 21, 2017 (Unapproved)

Members Present: Tim O'Dell, Linda Weiss, Laurie Sheridan, Amy Peberdy, Bonnie Blodgett, Kathy Chapman and Nancy Ertle

Guests: Karen Galayda- Lister, Robin and Jeff DePalma and Gary Thurston

Linda called the meeting to order at 6:00 p.m.

Nancy gave the witness oath to Karen, the DePalma's and Gary Thurston

The minutes to the August 15, 2017 meeting were reviewed. Laurie moved to accept the minutes, Steve seconded. Linda moved to amend the minutes to include "Karen stated that Nancy was discussing the particulars of a property inspection with Susan Fortunati." Tim seconded the ayes have it.

Linda wanted to review the minutes for July 25, 2017 meeting. Linda moved to fix an error of fact. In the second to last paragraph it should say "Location of the property is on a class 4 Rd and is 950' from a class 3 Rd. which lowers it."

Linda moved to change wording in the July 27, 2017 minutes 3rd paragraph from bottom of first page, change from "98% complete to 98% good." Laurie seconded the ayes have it.

Steve moved to change wording in the July 27, 2017 minutes 3rd paragraph from bottom on second page, change from "75% complete to 75% good" Linda seconded the ayes have it.

Linda moved to change wording in the July 31, 2017 minutes 2nd paragraph from bottom from "The Eureka site is a .6 neighborhood which is determined by the road it is located on to The Eureka site is a 6. Neighborhood." Steve seconded the ayes have it.

Gary Thurston case: Nancy passed out the Inspection Committee report which was reviewed by everyone. Linda asked Gary if he had any more evidence he would like to submit, he said he had none. He did ask about the Inspection Report talking about the house site being 3 acres and part pasture. He was told that wasn't his official house site listed by the Listers but an observation of the Inspection Committee. Linda asked Karen if she had anything she said she didn't.

Robin and Jeffrey DePalma case: Nancy passed out the Inspection Committee report which was reviewed by everyone. Robin asked some questions about the report that were clarified for her. Tim told her the report was for the BCA so they can "see" what the inspection committee saw. Linda explained how the deliberation session and the decision is made. Jeff entered evidence #5 a quote from an online calculator that simulates an amount a bank would lend on their property. Robin stated if a buyer were looking for a loan they wouldn't be able to get enough money to buy their house. There was discussion about where the banks that do the online quotes get their information. Jeff said they get it from free information online. Karen stated the only thing online for our town is the Grand List, which doesn't have any of that kind of information on it. Tim stated a printout online is no guarantee from anybody. Jeff said taxes are less from the comparable #2. There was talk about the inspection report saying the fixtures are builder grade. Karen said Listers didn't value basement as finished.

David and Linda Sprafke case: Nancy passed out the Inspection Committee report which was reviewed by everyone. Amy passed out the pictures and a disk for the file. Linda asked if the Listers had anything

Karen said nothing really. She did speak on camps values starting at 70% complete then take off percentages for other things. She explained how the Listers got to 85%. No other questions.

James Boudrow case: Nancy passed out the Inspection Committee report which was reviewed by everyone. Karen said the standard depreciation is 28% for an antique house and about 24% if it has been renovated. She said the Listers gave it a 35% depreciation. Linda asked if there were any questions for Karen, there weren't any.

Russ moved to go into deliberative session at 7:40 p.m., Bonnie seconded the ayes have it.

Out of Deliberative session:

Tim moved to change the value of Robin and Jeffrey DePalma's located at 4260 Maplewood Rd. from $259,000.00 to $256,600.00 because of in grade value of house site from 1.1 to 1.0. Steve seconded the ayes have it. Amy abstained she wasn't at the first meeting.

Linda moved we add 5% functional depreciation to David and Lynda Sprafke's camp located at 2631 Coppermine Rd. for limited use of fixtures because there is no running water or septic which results in a $2304.00 drop in property value for a total of $77,896.00. Amy seconded, the ayes have it.

Linda moved we subtract the value of porch #3 at the James Boudrow property located at 1892 Cookeville Rd. because it is unusable. We also raised the physical depreciation to 40% and raise the barn to 50% good giving us a total value of $157,254.00. Russ seconded, the ayes have it.

Linda moved we change at the Gary Thurston property located at 1049 Fairground Rd. the square footage of porch #1 to measure 270 square feet which changes the value to $7,319.00. Laurie seconded, the ayes have it. Tim moved that functional deprecation of the house goes from 0 to 3% on account of stairway, bathroom and closet which results in a decrease of $6110.00. Linda seconded, the ayes have it. Linda moved we adjust the grade value on 96 acres from .8 to .9 based on a comparison property of Jeff and Robin DePalma, the value becomes $124,992.00 and also change the grade of building lot to 1.0 with a value of $25,000.00. Russ seconded, 6 yea's 2 nay's motion passed. Tim moved to change the % good from 75 to 65 because of 2 bay doors absent, 1 person door, six windows, wiring and fixtures absent, intended loft with no usable floor, stairs no railing, building not sides, changes garage from $22100.00 to $19,164.00. A total value adjustment comes to $361,193.00, Linda seconded the ayes have it.

Steve moved to adjourn Russ seconded, the ayes have it, meeting adjourned at 10:00 p.m.

Board of Civil Authority Meeting Minutes for August 29, 2017 (UNAPPROVED)

Members Present: Linda Weiss, Nancy Ertle, Hal Drury, Kathy Chapman, Laurie Sheridan, Amy Peberdy, Bonnie Blodgett, Tim O'Dell and Steve Long.

Guests: Karen Galayda-Listers, Paula Lavallee and Gary Bahlkow

Meeting called to order at 6:00 pm by Linda Weiss

Nancy gave the witness oath to guests.

Laurie moved to approve the minutes, Steve seconded, and the minutes were approved with corrections.

Paula Lavallee case: Nancy passed out the Inspection Committee report, it was read by all. Paula spoke about the Holland house comparing it to hers. It is listed for sale for $174,000.00. The town has it assessed for over $300,000.00. Karen said the inspection report said the second story was 20' she noted it's the same on the Listers drawing. There was talk on the real L under the kitchen being a unexcavated crawl space and the square footage. Paula spoke about the concert landings saying they aren't "decks" just landings. Karen noted any change in square footage with change the functional depreciation. It is 3.2 for anything over 1900 square feet and will add 1% for every 100' over that. Karen said it is a very big house with 30% depreciation. Paula wanted to know why there is such a difference between hers and Sarah Polli's. Karen said she will speak about it with her at a different time. Linda said the points are increasing square footage on second floor, the "decks" and functional depreciation.

Gary Bahlkow case: Nancy passed out the Inspection Committee Report. Questions were asked. Linda asks the report includes the address of both parcels and corrects the spelling of Gary's last name. For the parcel with 108 acres, Gary pointed out 3 area's he would like considered. The endangered species of the bats and the final rule 4 D from the Federal Rule. The questions on the rule. The VT Fish and Wildlife confirmation endangered bats in area. The zone map restrictions on use of property and the bat survey by VT and US Fish and Wildlife folks. Gary said he sent the EPA site information even though it is long and technical to demonstrate that even though the water looks clear it is contaminated. There are test sites along the brook for the EPA. Gary believes with these issues it should be its own neighborhood. Any asked if any attention was paid to the mineral rights, Karen said no. Gary doesn't own them. Karen said Gary's neighborhood is .8 on a legal trail the grade for his house site and bulk land (at .7) is the same as the Eureka mine site. The Eureka neighborhood is 6 with the bulk land .7 grade. Listers didn't think the two properties are equal in degradation. Karen doesn't think bats have anything to do with it. Gary said that a wood lot is the best use of property but bats limit cutting. He believes the Smith and Eureka mines should be the same neighborhood. It's an inferior neighborhood rather than just the value from legal trail.

For Gary's adjacent parcel at 2557 Coppermine Rd. the square footage of camp needs to be adjusted. Other comparable camps didn't take into the remote location of his camp, how far off the grid it is. Karen said they don't de value for the lots remoteness there are a lot of them in Corinth that are remote. Linda asked if there were any more questions. Steve noted the inspection report didn't state the size of the camp which is 16x13 and the deck is 16x6. Karen said the camp and deck are smaller than the Listers have listed.

Mary Kent case: No new evidence, Karen said she thinks the square footage was right before but it isn't. Nancy passed out the Inspection Committee report. Linda said the deck got bigger and the second floor got smaller. Linda asked if there was a grievance change, Karen said it was denied. Karen said there was over porch, the value of porch was replacement cost new. The new size would increase the value but may decrease the functional deprecation. Linda asked if there were any questions there were not.

Linda read the letter from John Copolous letter stating he was appealing to VPVR.

Linda also noted she spoke to the Secretary of State, VPVR and VLCT on the subject of taking pictures. The State said to talk to VPVR which said to always ask before taking pictures and advised not to take any of interiors. VLCT said all public document regardless of what that are produced or acquired during the course of business is public record.

Linda spoke about comparing the Thurston and DePalma land ratings. Steve went to Karen and asked how ratings are assigned. Essentially it is by how much land is involved, bulk land is 1.0 everything else is .9 up to 9 acres. For 10-100 acres it is .8 over 100 acres is .7. Linda spoke to Listers and asked if they look at everyone's land. They aren't out walking all the lands they use the topographical maps. Some of the features of the land may make the grade go down. They can't say exactly what those numbers are because of different features. Linda as a result of the conversation we may want to reconsider the Thurston decision. Tim might be interested in opening the DePalma case also. Karen said the different points in value are minimal unless you're going up in value.

Amy moved to go into deliberative session, Hal seconded the ayes have it at 7:20 pm.

BCA out of deliberative session at 7:35.

Tim moved to reduce the grade of Thurston's located on Fairground Rd. from .9 to .8 changing the land grade value from $124,992 to $111,600.00 making the total $347,801.00, Laurie seconded, the ayes have it. Amy abstained she wasn't here for the whole hearing.

Tim moved the BCA go into deliberative session at 7:40 pm Hal seconded the ayes have it. Out of Deliberative session at 8:20 pm.

Linda moved the following changes to the Paula Lavallee property located at 7 Jewell Lane East Corinth the size of the house is 2863 square feet with a value of $215,555.00. Porch #1 changed to 430 square feet with a value of $5452.00. Porch #'s 2 and 3 are not porches but landings into the house no assessment on these. Value of finished basement which is 1476 square feet for a gross value of $3675.00. Garage is at 1296 square feet for a value of $2964.00. Tim seconded the ayes have it.

Linda moved to change physical depreciation to 42% and functional depreciation to 11% giving a replacement cost of $129,517.00 for a total property value of $153,517.00. Amy seconded, the ayes have it.

Hal moved the BCA go into deliberative session at 8:27 pm Steve seconded the ayes have it. BCA out at 8:35 pm.

Steve moved we make adjustment to the square footage of the Mary Kent property on Taplin Hill from 1824 square feet to 1796. Adjust porch #4 from 492 square feet to 524, for a total value of $324, 815.00. Linda seconded the ayes have it.

Hal moved the BCA go into deliberative session at 8:40 pm Bonnie seconded the ayes have it.

Linda moved to change the neighborhood for the Gary Bahlkow property located at 2527 Coppermine Rd. to a neighborhood grade of .6 which is the same as the Eureka Mines with the presence of endangered bats doesn't constrain the use of land in any major way, for a total value of $73,950.00. Laurie seconded, the ayes have it. Also on Gary Bahlkow's property located at 2557 Coppermine Rd. the camp is 208 square feet leading to a value of $10712.00 on the main building and the porch is 96 square feet for a value of $1543 for a total value with changes of $43,155.00. Amy seconded the ayes have it.

Hal moved to adjourn the meeting at 9:12 pm Tim seconded the ayes have it.

Board of Civil Meeting Minutes for September 12, 2017 (unapproved)

Members Present: Nancy Ertle, Linda Weiss, Amy Peberdy, Kathy Chapman, Laurie Sheridan, Bonnie Blodgett and Tim O'Dell.

Meeting called to order at 5:56 pm

Amy moved to accept the minutes to the August 15th meeting. Bonnie seconded. Minutes were approved with a minor spelling correction.

Tim moved to accept the minutes to the August 29, 2017 meeting, Laurie seconded. Linda moved to change the total property value of Paula Lavalee due to a math figure omission from $153,517.00 to $155302.00. Amy seconded, the ayes have it.

The Board reviewed the checklist to choose people who they believe no longer live in town to send challenge letters to. There were 42 names approved.

Kathy moved to adjourn, Tim seconded the ayes have it. Meeting adjourned at 7:10 pm.

Board of Civil Authority Meeting Minutes for February 20, 2018 (unapproved)

Members Present: Kathy Chapman, Amy Peberdy, Steve Long, Chris Groschner, Tim O'Dell and Nancy Ertle

Meeting called to order at 5:55 pm by Nancy, filling in for Chair Linda Weiss

Amy moved to accept the minutes to the September 12, 2017 meeting. Kathy seconded, the ayes have it.

The checklist was reviewed for additions and deletions since the last election. No action necessary.

Nancy presented the list of Republicans, Democrats and Independents to work the polls at town meeting on March 6, 2018. There were 15 names on the list. Tim moved to approve them, Chris seconded, the ayes have it.

Kathy and Linda were chosen to deliver ballots to the sick and elderly.

No

Chris moved to adjourn, Steve seconded the ayes have it. Meeting adjourned at 6:08 pm

Board of Civil Authority Meeting Minutes for April 24, 2018 (unapproved)

Members Present: Laurie Sheridan, Bonnie Blodgett, Nancy Ertle, Hal Drury, Amy Peberdy, Tim O'Dell, Steve Long, Kathy Chapman, Chris Groschner and Russ Pazdro

Meeting called to order at 6:00 pm by Nancy Ertle in chair Linda Weiss' absence.

The minutes to the February 20, 2018 meeting were reviewed. Chris moved to accept minutes as presented, Amy seconded. The ayes have it.

The board reviewed the additions and deletions to the check list since the last election. There were no questions and no action needs to be taken.

The members that volunteered to work the annual WRVS meeting for checklist are Amy, Nancy and Tim. To be counters Chris and Hal volunteered.

There were 11 names presented from the Republican, Democrat and Independent parties to work the polls for the May 15, 2018 Fire Station Bond Vote. Laurie moved to accept the names, Steve seconded the ayes have it.

Two JP's volunteered to take ballots to the sick and elderly, they were Kathy and Tim.

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

Meeting adjourned at 6:10 pm

Board of Civil Authority Meeting Minutes for July 17, 2018 Approved

Members Present: Nancy Ertle, Steve Long, Bonnie Blodgett, Kathy Chapman, Linda Weiss, Amy Peberdy, Laurie Sheridan, Tim O'Dell and Chris Groschner

Linda called the meeting to order at 6:04 pm

Amy moved to accept the minutes to the April 24, 2018 meeting as presented, Laurie seconded. Linda abstained since she wasn't at the meeting. The ayes have it.

The Board reviewed the additions and deletions to the checklist since the last meeting, no action needs to be taken.

Nancy read the names of the people to work the polls for the Fire Station Bond Re-vote on July 24, 2018. There were 11 names on the list. Tim moved to approve the names presented, Steve seconded, the ayes have it.

Two JP's volunteered to bring ballots to the elderly and disabled. They are Tim and Steve

Linda asked if there was other business to come before the board and there was none.

Chris move to adjourn, Laurie seconded, the ayes have it. Meeting adjourned at 6:40 pm

Board of Civil Authority Meeting Minutes for July 23, 2018 Appeal of Listers Grievance (Un-Approved)

Members Present: Nancy Ertle, Russ Pazdro, Tim O'Dell, Bonnie Blodgett, Laurie Sheridan, Amy Peberdy, Kathy Chapman, Steve Long

Guests: Jen Brooks-Wooding, Linda Weiss, Karen Galayda and Mike Tkac

Laurie standing in for Linda as chair since Linda is a Lister called the meeting to order at 6:00 pm.

Review of the minutes for July 17, 2018. Amy moved to accept the minutes as presented, Tim seconded, the ayes have it.

Karen offered and introduction as to why we are here. Listers changed the data the BCA had given them last year. They fixed the four property's the BCA made changes to. Mikes had to have the square footage changed which in turn changed the unit cost. The square footage received from the BCA the year before made the porch the wrong size and made it not "fit" the house. Karen had to make the size smaller so it fit the drawings and the size of the house. Listers had to have a drawing that worked. This is all done by the program the Listers use. It changed the value of Mikes house from $574,500.00 to $572,200.00 a difference of $2,300.00.

Karen (evidence #1) handed out a Statue interpretation from VLCT she received at a training. She read part out loud.

Linda wanted to point out that she was the normal Chair of the BCA but has recused herself for this meeting and will be participating as a Lister per Title 32 131 subchapter 4404 of the Vermont Statues.

Mike referred to a court case Pronto vs. Castleton that states all tax payers need to be treated equally. (Evidence # 2) Mike passed out his Tax sheet for this year and (evidence # 3) last year He said his tax sheet this year changed his unit cost and not anyone else's. Laurie said lots of people had changes.

Linda stated the computer program used by almost everyone in the State changes unit cost based on information in the square footage line. Old square footage was 4218 new is 4185, which raised the cost of unit price. Karen said it is the same cost table as last year. When we do a town wide reappraisal we get a new cost table that has to be used until the next reappraisal.

Mike handed out (evidence # 4) a reappraisal Introduction and Guidelines sheet. Under the good rating it said the effective age is 11 to 30 years. Flooring and roofs had an age of 20. His quality went from avg/good in 2014 (evidence # 5) to good/vg in 2017-2018. Karen explained quality is about the construction, roof, windows etc. Condition effects the physical depreciation, wear and tear on structure, how it ages. Amy stated that it is a moot point since that was 2014 and we had a reappraisal in 2017.

Karen explained the BCA data is only good for a year. There was conversation about the porch and its size and fitting it to the house. Karen said the Listers are the appraisers and their value is valid. Tax payer has to prove Listers are wrong.

Karen requested that we deny Mike's appeal and let him go to the State to have the State appraiser come to his house to value it, which would be good for 3 years. There has to be evidence, not opinion.

Because of the meeting Mike said he understood it better and stated he wanted to withdraw his appeal. That it makes sense now. Appeal withdrawn.

No more business to come before the board. Russ moved to adjourn, Kathy seconded, and the ayes have it.

Meeting adjourned at 6:48 pm

Board of Civil Authority Meeting Minutes for February 19, 2019 (unapproved)

Members Present: Nancy Ertle, Kathy Chapman, Tim O'Dell, Allegra Shumway and Anne Margolis

Meeting was called to order by Nancy at 6:05 pm

Chair: Tim moved to appoint Nancy at temporary chair for this meeting only, Kathy seconded, the ayes have it.

Approval of October 23, 2018 meeting minutes: Tim moved to accept the minutes as presented Nancy seconded the ayes have it.

Review additions and deletions to the check list since the last election: These were reviewed with minimal discussion, no action necessary.

There was some discussion about the checklist and numbers of people in regards to the voting system and tabulator machines.

There were 14 names put forth of people to be election officials at the polls for town meeting. Tim moved to accept the list of names which include an alternate, Kathy seconded, the ayes have it.

Tim and Kathy volunteered to be the two JP's to deliver ballots to the infirm and elderly on town meeting day.

No other business to come before the board.

Tim moved to adjourn, Allegra seconded. The ayes have it. Meeting adjourned at 6:30 pm.

Board of Civil Authority Meeting Minutes for May 28, 2019

Members Present: Nancy Ertle, Amy Peberdy, Kathy Chapman, Steve Long, Rick Cawley and Anne Margolis

Meeting called to order at 6:08 pm

Steve moved to have Rick be temporary chair, Anne seconded, the ayes have it.

Minutes from the April 23, 2019 meeting were reviewed. Anne moved to accept, Kathy seconded, the ayes have it. Steve abstained, he wasn't at the meeting.

Review of the checklist took place with each name on it being reviewed. Nancy marked on the checklist the people who are in question of residence. Amy moved to authorize Nancy to challenge the 32 people the BCA believe have moved from our town. Steve seconded, the ayes have it.

No other business to come before the board.

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

Meeting adjourned at 7:05 pm