Board of Civil Authority Meeting Minutes for February 18, 2020 DRAFT

Members Present: Nancy Ertle, Russ Pazdro, Jane Conner, Anne Margolis and Rick Cawley

Nancy will be substitute chair.

Meeting called to order by Nancy 6:05pm

Meeting minutes for May 28, 2019 couldn't be approved no quorum of people that attended the meeting.

The Board reviewed the additions and deletions on the check list since the last meeting. No action necessary.

Nancy read the list of names to be approved to work the polls for the March 3, 2020 town meeting. For Democrats there were 8 names, for Republicans there were 9 names and for Independent there were 2 names. Rick moved to approve the names Anne seconded, the ayes have it.

Jp's to deliver ballots to the sick and elderly are Jane and Amy.

No other business to come before the board

Jane moved to adjourn. Rick seconded. The ayes have it, meeting adjourned at 6:30 pm.

Approved

Board of Civil Authority Meeting Minutes for June 16, 2020

Members Present: Nancy Ertle, Amy Peberdy, Chris Groschner, Tim O'Dell and Jane Conner

Meeting called to order: 5:58 pm

The board reviewed the additions and deletions to the check list. No action needed.

Tim moved to have Chris count and Amy and Anne Margolis to run the check list at the annual Waits River Valley School annual meeting on June 22, 2020. Nancy seconded, the ayes have it.

No other business to come before the board. Chris moved to adjourn; Jane seconded the aye's have it. Meeting adjourned at 6:08 pm

Board of Civil Authority Meeting Minutes for July 21, 2020 DRAFT

Members Present: Nancy Ertle, Tim O'Dell, Amy Peberdy, Kathy Chapman, Jane Conner, Anne Margolis and Russ Pazdro

Guests: Karen Galayda- Lister, and Eugene and Cobelena Bisson

Meeting called to order at 6:03 pm.

Approval of minutes: Amy moved to approve the February 18, 2020 meeting minutes as written, Jane seconded, the ayes have it.
Amy moved to approve the May 28, 2019 meeting minutes as written, Anne seconded, the ayes have it.
Amy moved to approve the June 16, 2020 meeting minutes as written, Jane seconded, the ayes have it.
Tax Appeal hearing for Eugene and Cobelena Bission.

Karen passed out Evidence #1 which contained 3 picture and a sketch table of the house. Also, Evidence #2 which contained the Lister card and 2 comparable' s.

Karen stated that the house is 3700 square feet which is a large house. It is a cabin with an addition. She stated the Paronto's had it on the market for 3 years and had to sell it for less because they had moved and needed to get rid of it. The Listers increased the functional depreciation at the Grievance hearing with the Listers on June 23, 2020 from 16% to 20%. This raised the amount of money taken off for functional depreciation from $67,000 to $ 97,000.00.

Eugene Bission said Paronto's settled for a lot less money when Eugene bought the house because the house couldn't be sold easily because of the functionality. He said he had it on the market for a year and it was a beautiful house but not salable. He submitted Evidence #3 which was an appraisal report written by Richard m Lagerstedt, that was done for NorthCountry Federal Credit Union that listed the value as $240,000.00. Eugene thinks $240,000.00 is what it is worth. Eugene also passed out Evidence #4 which is two sales agreements one between him and Paronto's and one between him and his buyer showing the sales price.

Karen noted that it is fair market value that is important not sales price. She stated Eugene's comparable' s aren't comparable and not in our town. Karen stated that with the adjustment taxes on the property went down to $5600.00. The comparable's the Listers gave one of them is valued at $167.00 a square foot and another at $122.00 a square foot whereas the Bisson's is down to $58.00 per square foot and that is extremely fair.

Eugene stated that it had bad features like low ceilings and steep stairs.

Karen stated it has to be valued equitably with other properties.

There was discussion on quality ratings, materials to build the house and log home construction.

With Covid the inspection can be waived. Bisson's didn't want to do a video inspection and didn't have access to the house at this time because of tenants. Everyone agreed to waive the inspection.

The board thanked the Bisson's and Karen and dismissed them to go into deliberations at 6:50 pm. The board came out of deliberations at 7:10 pm.

Amy moved that Eugene and Cobelena's appeal be denied based on the written decision of the Board. Jane seconded, the aye's have it.

Agenda item # 3 skipped

To approve the names of poll workers to work the Statewide Primary on August 11, 2020. Jane moved to approve the names of poll workers as read by Nancy. There were 12 names. Tim seconded, the ayes have it.

Jp's chosen to take ballots to the infirm and elderly are Kathy and Anne. No action needed.

Amy moved that two members of the BCA open ballots prior to the Primary Election, Jane seconded, the ayes have it.

No other business to come before the Board. Jane moved to adjourn; Russ seconded the ayes have it. Meeting adjourned at 7:30 pm.

Corinth Board of Civil Authority Meeting Minutes for October 22, 2020 DRAFT

Members Present: Nancy Ertle, Tim O'Dell, Chris Groschner, Steve Long, Anne Margolis, Jane Conner, Amy Peberdy, Allegra Shumway

Meeting called to order at 2:35 pm

Chris moved to approve the minutes to the July 21, 2020 meeting. Jane seconded, the ayes have it.

The Board reviewed the change audit between elections. No action necessary.

Nancy read the 10 names and party affiliation for poll workers to the Board. Amy moved to approve the 10 names of poll workers for the General Election. Allegra seconded, the ayes have it.

For JP's to deliver ballots to the sick and elderly Kathy and Anne were chosen.

Amy moved to adjourn the meeting, Jane seconded, the ayes have it.

Meeting adjourned at 3:10 pm

Board of Civil Authority Meeting Minutes for July 27-2021 UNAPPROVED

Members Present: Nick Kramer, Carl Demrow, Tim O'Dell, Allegra Shumway, Anne Margolis, Kathy Chapman, and Amy Peberdy

Guests: Karen Galayda-Lister, Geoffrey Hoots, David Smith, and Carolyn Locke.

Meeting called to order at 6:16pm.

Change of Agenda: To add election of Chair to the Board

Amy nominated Allegra as Chair of the Board Kathy seconded. Allegra accepted nomination. The ayes have it.

Change of agenda: To hear Geoffrey Hoots' case first because David Smith is not present currently.

To hear the Tax Appeal of Geoffrey Hoots. Karen spoke first for the Listers. Karen spoke how the process works with the appellant coming to the Listers office first to appeal the change of appraisal. She spoke to PVR and was advised that she was to use the current fair market value. She spoke about the appellant having to prove the Listers wrong.

Karen had Evidence #1 a current picture of Geoffrey's house, Lister card, pictures and VPTTR's for comparables. The house even though it is burnt must have a value. She has taken off $55,000.00 for items no longer viable such as plumbing, heating, electrical and floor etc. With the fair market value, it can still be sold for what it is appraised for.

Her comparables were Piersa's house purchased for $284,500.00 in 2015 which was torn down and removed. Martha Knowles house which sold in March 2021 with 169 ac. for $389,000.00 and if they are going to renovate it, it would cost several hundred thousand dollars.

All 3 of the homes have lovely house sites.

Geoffrey Hoots spoke about he's not disputing the value of the land just the house itself which is now valued at $65,00.00 and his opinion is that it should be more like $35,000. He questioned Karen's Piersa house comparison. He said his house was 1717 square feet at a value of $69.98 a square foot.

Karen stated the house was valued at $125,000.00 and is now at $65,000.00 which is fair market value.

Allegra spoke about inspection committees visiting the property and asked for volunteers. Amy, Kathy, and Tim volunteered for the inspection. The inspection committee will go to the house on Aug. 2nd or 4th then report back. Tim noted that plumbing, heating etc. already has a negative value on the appraisal sheet. Geoffrey wanted to note the smell is very and bad and has been told it won't ever go away.

This part of the meeting was adjourned until after the inspection.

Second part: Appeal of David Smith

Karen had Evidence # 2. She said it was hard to find a comp in the same state of construction as Dave's but found one in Calais. This property was just listed for sale at $229,000.00. It is partial construction with no septic etc. This house has less acreage than Dave's, so she made an example of Dave's Lister card to compare them by lowering the acreage on Dave's to 35 acres. This gave a comparable value of $124,500.00.

Dave spoke and said he doesn't believe his is 37% done the way Karen has it listed. Karen showed him a valuation sheet and explained what she took off his house after the grievance he had with the Listers. Dave understood better after this was explained to him. He said no inspection committee is necessary that he now understood the numbers and redacted his appeal.

No other business, Nancy moved to adjourn Nick seconded, the ayes have it. Meeting adjourned at 7:16pm

Board of Civil Authority

Minutes for April 26, 2022

Present: Rick Cawley, Anne Margolis, Amy Peberdy,Tim Odell, Nick Kramer, Jane Conner, Allegra Shumway (delayed).

Rick Cawley opened the meeting at 6:05 p., in Allegra's absence; there was some confusion around the order of the tasks for the evening.

Amy moved to accept the minutes from the November 9, 2021 meeting, the motion was seconded by Nick. The ayes have it.

Tim moved to accept the minutes from the January 31 meeting, Jane seconded. Amy noted the misspelling of her last name, the motion was passed with Amy's comment noted.

Polls Workers for Town Meeting (May 17):

Jane Conner, Paula LaValle, Marian Cawley, Martha Travis, Lynn Sciortino, Susan Fortunati, Anne Dolan, Richard Dolan, Anne Rosten.

Anne moved to accept the roster of poll workers, the motion was seconded by Amy. The ayes have it.

BCA Assistance at Town Meeting:

Mask, sanitizer, distance (Amy - 1:30).

Deliver ballots to someone too ill to pick one up – Jane, Kathy Chapman.

Jane will work the 'in desk' at 8:00.

Tim will work the 'in desk' at 1:30.

Allegra will work the 'out desk at 1:30.

Ballot Counters will be Amy, Anne and Rick, with Tim as provisional.

School Board Meeting (May 2):

Anne will attend and count. Rick and Amy will also attend.

Tim moved to adjourn the BCA meeting, the motion was seconded by Amy. The ayes have it.

Board of Civil Authority

Minutes for July 5, 2022

Present: Rick Cawley, Amy Peberdy, Nick Kramer, Allegra Shumway, Christiane Carroll, Tim O'Dell (delayed).

Allegra opened the meeting at 6:00 PM.

Nick moved to accept the minutes from the April 26, 2022 meeting; the motion was seconded by Amy. The motion passed.

The State Primary Election (Aug 9) poll workers were proposed as follows:

> Paula LaValle, Susan Fortunati, Ann Dolan, Richard Dolan, Anne Rosten, Holly Waterman, Tania Aebi, Rebecca Buchanan, Virgina Barlow.

Jane Conner will work the morning entrance shift and Amy Peberdy will work the afternoon ballot/ tabulator shift.

Anne Margolis and Susan Fortunati will assist Christiane with the end of night vote verification and reporting. Tim offered to be back up during the day if needed.

Rick moved to accept the roster of poll workers; the motion was seconded by Nick. The motion passed.

Kathy Chapman and Amy Peberdy were designated to deliver absentee ballots to ill or disabled voters upon request. Nick moved to accept and Rick seconded; the motion was passed.

Changes to the checklist since the May 17th town meeting election were reviewed. Nick made a motion to accept the changes, Rick seconded, and the motion was passed.

Brief discussion was had about the new tabulator machine and the appropriate response for any concerns raised.

Nick made a motion to adjourn, Rick seconded, and the motion passed. Meet adjourned at 6:39PM.

Board of Civil Authority

Draft Minutes for October 4, 2022

Present: Jane Conner, Allegra Shumway, Amy Peberdy, Tim O'Dell, Rick Cawley, Nick Kramer, Christiane Carroll

Allegra opened the meeting at 6:00 PM.

Amy Peberdy moved to accept the minutes from the July 5, 2022 meeting; the motion was seconded by Tim O'Dell. The motion passed.

The State General Election (Nov 8) poll workers were proposed as follows:

> Martha Brough, Susan Fortunati, Marian Cawley, Ann Dolan, Richard Dolan, Anne Rosten, Holly Waterman, Tania Aebi, Rebecca Buchanan.

Jane Conner will work the morning entrance shift and Allegra Shumway and Tim O'Dell will work the afternoon entrance/tabulator shifts.

Anne Margolis, Amy Peberdy, and Susan Fortunati will assist Christiane with the end of night vote verification and reporting.

Amy Peberdy moved to accept the roster of poll workers; the motion was seconded by Jane Conner. The motion passed.

Kathy Chapman and Amy Peberdy were designated to deliver absentee ballots to ill or disabled voters upon request. Jane Conner moved to accept and Tim O'Dell seconded; the motion was passed.

Changes to the checklist since the July 5th BCA meeting were reviewed. Rick Cawley made a motion to accept the changes, Jane Conner seconded, and the motion was passed.

Discussion was had on the Polling Place and Election Day Sign draft policy. Jane made a motion to approve the policy, Amy Peberdy seconded, and the motion was passed.

Jane Conner made a motion to adjourn, Amy Peberdy seconded, and the motion passed. Meeting adjourned at 6:28 PM.