

# **AuSable Acres Property Owners' Association**

P.O. Box 8, AuSable Forks, New York 12921

*www.AuSableAcres.org*

## **GENERAL MEMBERSHIP MEETING MINUTES**

October 11, 2014

The General Membership Meeting of the AAPOA was called to order at 10:06 AM, President Rosemary Barry presiding. Other Board members in attendance were: Loyd Brewer, Pete DeFina, Phil Dooley, Tim Mainzer, Jim Phillips, and Joe DeMarco. Pat Levine and Paul Longenderfer were absent. There were 17 Association members in attendance.

A motion was made approve the minutes from the 7-5-2014 General Membership Meeting, as read. It was unanimously approved.

Guest speaker: Bret Keeney- Forever Wild Water Company

1. Bret spoke of the need to replace the 100,000 gallon water tank at the top of Summit Lane. This tank has long outlived its live expectancy. It is the sole storage tank for the Acres, with the exception of the Kitzbuhel section.
2. They are in the process of securing financing for the project
3. There are 435 homes in the Acres that are on their water system
4. There were problems with freeze ups this winter. But, other places in the Adirondacks experienced similar problems. The frost line, in sections was down below 6 feet

Guest speakers: Three of the four candidates for highway superintendent spoke regarding their view of the job for which they are seeking election.

### **TREASURER'S REPORT AND PROPOSED 2012 BUDGET- Phil Dooley**

Phil distributed and reviewed the AAPOA's income and expenditures report for the 2013/14 fiscal year (8/1/13 – 7/31/14). There were no questions regarding the report. A motion was made to adopt the 2014/15 budget, it was seconded and unanimously approved.

### **ARCHITECTURAL REVIEW COMMITTEE- Joe DeMarco**

Joe started that in 2014 there were 27 projects started, completed, or currently in progress. These include: 7 homes, 9 garages, 4 additions, 4 sheds, 1 deck, 1 fence, and 1 driveway extension.

### **Trails Committee- Pete DeFina**

Pete reported that a group of 8 volunteers met on October 4<sup>th</sup> and completed a number of bog bridges across portions of the silver trail surrounding Lake Eaton. That trail is essentially complete and is a great place to walk. The next trail day will be in the spring.

## **MEMBERSHIP REPORT- PETE DEFINA**

1. Pete reported that we have a total of 310 members which is essentially the same as last year (308).
2. While we add about 40 or so members each year, we lose about the same number in people who fail to join from the previous year. We hope that the new mass email system might aide in keeping more of those members.

## **Security Patrol- Bob Santisiero**

Rosemary reported for Bob that all weeks had been assigned to volunteers and that the patrols were fine.

## **Picnic—Rosemary**

About 100 people attended the July picnic. In addition to good food there was a canoe race and kids' activities.

## **Roadside Clean up- Rosemary Barry**

A group of 12 volunteers met and cleaned a number of roads within the Acres. The next cleanup will be in the spring

## **Pavilion— Rosemary**

We have completed the first phase of the construction of the pavilion with is the excavation for and pouring of the cement pad for the pavilion. The next step is to have specific plans drawn up and agreement of the design with the Johanson's who own the lake property. The actual construct will be done next summer.

## **President's Report—Rosemary Barry**

1. Johanson Trail Passes: Rosemary reported that she and John Johanson agreed that he could provide trail passes for his guest who use several properties that he owns in the Acres. The Johanson's own the trail system that we have deeded rights to use, as well. These passes are valid.
2. Charter Update: Rosemary report that while work has begun within the Acres for Charter to install lines for cable access, the progress has slowed down due to the takeover of Charter by Comcast. The agreement for the work now in progress has to reflect this takeover.
3. AAPOA Officers: At the Board meeting following the last general meeting in July the following people were elected as officers: Rosemary Barry, president; Joe DeMarco, vice president; Pete DeFina, secretary; and Phil Dooley, treasurer.

## **OLD BUSINESS**

1. Bathroom vandalism: Loyd reported that the bathroom was vandalized once this summer. He was forced to remove the paper towels from the bathrooms.

## **NEW BUSINESS**

1. Mass email system: Pete reported that we have an agreement in place with a company called Vertical Response to handle our sending mass emails. There is no charge for their basic service at this time. People can add additional email addresses to this system by either replying to the email that was sent or sending additional emails to [aaopamail@gmail.com](mailto:aaopamail@gmail.com). We are hoping that this will improve our communications with the membership as well as reduce our costs.
2. Lawsuit Filed: Rosemary reported that the Board has initiated a lawsuit against a home owner on Oak Hollow. In 2013 a homeowner received a permit from the Board and the Town to construct a garage. However, they essentially clear cut the trees right to their property line on all three sides of their lot ignoring the requirement in our covenant and restrictions to maintain a 15 foot buffer zone. They were informed by the Board of this violation of the C and R's last year and given almost a full year (until the end of September of this year) to restore these buffer zones. The buffer zones on the three sides of their property have not been sufficiently restored as of this date. The Board unanimously decided to initiate the lawsuit because without the intact buffer zones the properties of the three adjoining owners have been significantly devalued.
3. Mary Iacqua who lives on Almweg reported that she is concerned about dogs on the trail system who are not leached and whose owners don't even carry leashes with them. She has had several incidences where her dogs, who are leashed, had unpleasant encounters with other dogs on the trail system. She would like to see some sort of signs posted informing people of the need to have the ability to restrain their dogs. There is a leash law throughout the Town of Jay that requires this.

## **ADJOURNMENT**

There being no further discussion, a motion was made, seconded and unanimous to adjourn the meeting at 11:01AM

Respectfully submitted,

*Pete DeFina*