

AuSable Acres Property Owners' Association

P.O. Box 8, AuSable Forks, NY 12912

www.AuSableAcres.org

GENERAL MEMBERSHIP MEETING MINUTES

July 4, 2015

The General Membership Meeting of the AAPOA was called to order at 10:07 AM, President Rosemary Barry presiding. Other Board members in attendance were: Loyd Brewer, Pete DeFina, Phil Dooley, Tim Mainzer, Pat Levine, Paul Longenderfer and Joe DeMarco. Jim Phillips was absent. There were 48 association members in attendance.

A motion was made to approve the minutes from the 10-11-2014 General Membership Meeting, as read. It was unanimously approved.

Guest speakers: Archie Depo and Randy Douglas from the Town of Jay regarding the status of Charter Communications installation of cable service within AuSable Acres.

1. They stated that Charter should be starting the actual placement of cable lines within the next 2 weeks.
2. This work is slated to be completed by the end of this December.
3. They were not sure how this service would be offered to the public.
4. At this time it does not include phone service.
5. They stated that people should fill out and return the permission forms allowing Charter to install underground wiring on people's property. They stated that Charter is only going to install underground service to houses that already have underground electric service. However, it is fine for all people to return the forms.

TREASURER'S REPORT AND BUDGET- Phil Dooley

Phil distributed and reviewed the AAPOA's income and expenditures report covering the months 8/1/14 through 6/29/2015. It showed a balance of + \$5,065.23. However there is still a month to go in this fiscal year and we have a substantial insurance bill to pay. There were no questions regarding the report. A motion was made to adopt the report, it was seconded and unanimously approved.

ARCHITECTURAL REVIEW COMMITTEE- Joe DeMarco

Joe listed 4 projects that have been approved—one home, two garages, and a home extension.

Trails Committee- Paul Longenderfer

Paul reported that a group of 11 volunteers met on May 2nd and completed trench work and some bridge work on the blue trail. The next trail day will be held on October 3rd. That date is also on the website.

MEMBERSHIP REPORT- PETE DEFINA

1. Pete reported that we have a total of 272 members which is just slightly ahead of the membership numbers at this time last year.
2. Recently we sent out a mass email to non-members which has gotten a response. Within the next two weeks we are going to send out a mailed letter requesting people to send in their 2015 dues.

Security Patrol- Rosemary Barry

Rosemary reported that all weeks had been assigned to volunteers and that the patrols are ongoing.

Picnic—Paul Longenderfer

Everything is set for this afternoon's festivities

Roadside Clean up- Joe DeMarco and Loyd Brewer

They reported that a small group of volunteers met and cleaned a number of roads within the Acres this past May. The next cleanup will be on August 29th. We also discussed the possibility of people adopting sections of the roads within the Acres and clean them periodically thus eliminating these scheduled cleanup days and also keeping the roads cleaner throughout the year. The Board is going to look into organizing that effort.

Pavilion— Loyd Brewer

We have completed the first phase of the construction of the pavilion-- excavation for and the pouring of the cement pad for the pavilion is complete. We are now in the process of discussing the materials list with John Johanson. It was indicated that any revisions resulting in significant additional expenses would be covered by the Johanson's.

The Board is also looking over a license agreement with JLKN covering the pavilion that is on their lake property. Work on the actual structure cannot begin until both of these issues are finalized.

President's Report—Rosemary Barry

1. Violation Letters: Rosemary stated that there have recently been 3 violations of Covenant #8 regarding property that is not being properly maintained. Letters were sent to all 3 individual home owners and they have all made progress in cleaning up their properties.
2. Lawsuit update: The Board had to file a lawsuit against a property owner who improperly removed trees within the buffer zone of the property lines during construction project. An agreement has been reached between the property owner and the Association resulting in the planting of 3 rows of spruce trees to recover the buffer zone. The legal cost to the Association was in the neighborhood of \$3,500.
3. Water Company: Forever Wild Water Company has received approval for the financing of a replacement water tower at the end of Summit Lane—the main water tower in the Acres. There was also discussion regarding the freezing of multiple water pipes in the Acres this winter. The company is going to lower the pipes in these situations.

Also discussed was the concern that the roads within the Acres are not being properly maintained and are also contributing to the problem. It was mentioned that the Acres as no representation on the Town Board and that is possibly contributing to the fact that our roads are being somewhat ignored.

4. The Board had ballots distributed to the members present so that they could vote on the terms of 3 board member—Joe DeMarco, Phil Dooley, and Paul Longenderfer. They were no nominations from the floor. Also, current board member Tim Mainzer is resigning his position. Therefore there is also a need to fill Tim's one remaining year on the board. Rick Bremer was nominated for that position. There were no further nominations.
[At the end of the meeting Rosemary reported that all four of the above mentioned people were elected to the Board.]

OLD BUSINESS

1. Vandalism: Loyd reported that the bathroom was vandalized once again—one toilet was broken, screens were torn, the guard rail at the roadside was broken, and the drinking fountain was also broken. The State police is in the process of tracking down the people who did this—they have a witness.
2. A member request for trail signs regarding unleashed dogs: The Board decided that there were too many access points to the trails to make this project feasible.
3. 150 lot project: Doug Barry reported on the status of this project.

NEW BUSINESS

1. Proposed Incidental Business Document: Pete DeFina reported on a project that the Board is studying regarding the commercial use of property within the Acres. The 3 page draft of the proposal was distributed. The intension of this document is to take a very vague section of the Covenants and Restrictions attached to our deeds and create additional language that speaks to how we will interpret this section of the C and R's—much like the Architectural rules do for building within the Acres. The board is going to be asking for comments regarding this document—i.e. additions, deletions, revisions to this document. When the document is finalized (most likely next year) it will be placed up for a ratification vote of the membership.
2. 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. We have now sent out several mass emails and the system seems to be working fine. 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. We are hoping that this will improve our communications with the membership as well as reduce our mailing costs.
3. Labor Day picnic starts at 2PM. A member did raise a concern about the conflict of this event with events taking place in Town.
4. A member mentioned that both the membership issues and the 150 lot project might be publicized by using the mass email system.
5. A member wanted to know why husbands and wives were not both listed as members in the newsletter. It was explained that while we would like to do that we cannot figure out a way given the current spreadsheet that is being used.
6. A member wanted us to look into re-establishing the old Land Trust that took parcels of land within the Acres and set them up as “forever wild.” He was told that a number of years ago an agreement was reached with the Town of Jay regard the lowering of taxes on those parcels and our not adding more parcels.

ADJOURNMENT

There being no further discussion, a motion was made, seconded and unanimous to adjourn the meeting at 11:45AM

Respectfully submitted,

Pete DeFina

