



## **AuSable Acres Property Owners' Association**

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

[www.AuSableAcres.org](http://www.AuSableAcres.org)

### **GENERAL MEMBERSHIP MEETING MINUTES**

**October 10, 2015**

The General Membership Meeting of the AAPOA was called to order at 10:03 AM, President Rosemary Barry presiding. Other Board members in attendance were: Pete DeFina, Paul Longenderfer, Rick Bremer and Joe DeMarco. Pat Levine, Phil Dooley, Loyd Brewer, Jim Phillips were absent.

There were 32 association members in attendance.

A motion was made approve the minutes from the 7-4-2015 General Membership Meeting, as read. It was unanimously approved.

#### Guest speakers:

1. Archie Depo—Archie spoke about the progress of the installation of cable service within the Acres. Charter is now stringing the actual cable, which should be completed by mid-November. He will provide updates as he receives them from Charter.
2. Robbie Lincoln (Superintendent of Highways)--
  - a. Robbie reported that the highway dept. is working on regrading numbers of roads within the Acres.
  - b. In some cases, Charter has disturbed their work as they install cable lines. However, they are supposed to (by contract) regrade those roadways upon completion of their work. He intends to hold them to that and has had several conversations with Charter regarding that issue.
  - c. He was asked about the possibility of paving Signor and River Road. He said that is not currently being considered but it could be put on a wish list for the future.
3. Amy Shalton (For Ever Wild Water Company)—
  - a. The loan to replace the aging water tower has been received and the funds are ready to use.
  - b. While there is still a possibility of construction starting this fall, the most like start date will be in the spring of 2016. This will keep the cost of pouring the cement down.
  - c. The water company is addressing the water pipe freezing issue that occurred last winter. They are placing electric cable on some pipes that will help to un-freeze them should that happen. They have also lowered some of the pipes.
  - d. The water company is seeking email addresses of residents.

#### **COMMITTEE REPORTS:**

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

Copies were distributed and reviewed of the AAPOA's 2014-2015 fiscal year income/expense report along with the proposed 2015-2016 budget. After a brief discussion a motion was made to adopt 2015-2016 proposed budget, it was seconded and unanimously approved by the membership

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

Joe stated that 3 garages have been completed and that there has been 1 inquiry regarding the possible building of a house.

### **Trails Committee- Paul Longenderfer**

Paul reported that the “trail gang” will be gathering tomorrow at the lake at 8:30 AM. They plan to work on the Silver Trail.

### **MEMBERSHIP REPORT- PETE DEFINA**

1. Pete reported that we currently have a total of 316 members which is just slightly ahead of the membership numbers at this time last year.
2. The membership has been slowly rising in each recent year.
3. The problem keeping the membership from really advancing is that we have a group of about 60 people who tend to skip years of actually joining—i.e. they join ever 2 or 3 years. When we send out reminder notices we are going to try to make it more clear who is currently an active member and who is not.

### **Security Patrol- Rosemary Barry**

Pat Levine has taken over the job from Bob Santasiero.

### **Labor Picnic—Rosemary Barry**

We had a nice turnout of about 36 people for the picnic.

### **Roadside Clean up- Joe DeMarco**

About a dozen people met on 8/29 and cleaned up various sections of roads within the Acres.

### **Pavilion— Rosemary Barry**

The actual building to the pavilion has been delayed until the spring of 2016, however everything is now set to go. The delay was caused by the license agreement with JKLN covering the pavilion that is on their lake property to be properly reviewed and signed, which has now been done. There was also a delay in agreeing upon the final construction details of the pavilion, which has now also been agreed upon.

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

1. Violation Letters: Rosemary stated she sent a letter to an owner of a house regarding a violation of an unlicensed car, which has now been removed.
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. However, that agreement remains unsigned since June. We are still hopeful of the agreement being signed and our lawyer is currently looking into what, if anything, is causing the delay.
3. Vandalism Update: The two boys who were seen vandalizing the bathroom and the water fountain were arrested. They were both juveniles, at the time, and the case is proceeding.

through the juvenile court system. We have been told not to expect repayment for the damage. We are hoping that they will be placed on probation.

### **OLD BUSINESS**

1. The Adopt-a-road project is off to a good start with many roads now being more regularly cleaned. Those people's names and the streets involved with appear in the fall edition of the newsletter.
2. Mike Stuart replaced the missing and decaying letters on the neighborhood road sign at the corner of AuSable Drive and Sawmill.
3. Doug Barry spoke about the importance of the 150 lot project. If we can get 150 lot/property owners to make membership in the AAPOA mandatory, then JKLN will also guarantee that AAOPA membership will become mandatory with regards to any future development of vacant land within the Acres. There was a discussion about the value of voluntary versus mandatory membership in the AAPOA.

### **NEW BUSINESS**

1. Proposed Incidental Business Document: Pete DeFina reported on a project that the Board is studying regard 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 the system is up and being used to communicate with members. People can their names to the email lists or add a second email address to this system by sending an email 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 mailing costs. If your email is registered with the AAPOA and you are not currently receiving emails, check your spam folder.
3. The three people whose seats are up for election next year are: Rick Bremer, Pete DeFina and Jim Phillips.
4. We will be doing a holiday decoration contest again this year.
5. Rosemary agree to look into whether or not the lots held by the old Land Trust that took parcels of land within the Acres and set them up as "forever wild" could be used as part of the 150 lot project.

### **ADJOURNMENT**

There being no further discussion, a motion was made, seconded and unanimous to adjourn the meeting at 11:48 AM

Respectfully submitted,

*Pete DeFina*