

AuSable Acres Property Owners' Association

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

www.AuSableAcres.org

GENERAL MEMBERSHIP MEETING MINUTES

July 4, 2021

The general membership meeting was called to order at 10:11 on Jul 4, 2021. There were 35 members present. The meeting was held at the Jay Community Center.

Board Members: Pete DeFina (President), Greg Karl, Knut Sauer (Vice President) Tricia Koch (Treasure), Bill Gibney, Katy Bidelapch, Absent Allan Watnik, Ian Ellbogan

Guest Speaker: Kevin Lincoln and Erin Himmal from the Highway department spoke and answered questions.

Previous Meeting

The board minutes for 10/10/21 were approved.

Treasurer's Report- Tricia Koch

- A. Tricia reviewed the current finances and presented and the proposed budget for 8/1/21-7/31/21
- B. A motion was made and approved to accept the budget.

Committee Reports:

Architectural Committee: Allan Watnik via a note presented by Tricia Koch
There were 13 permits issued; 2 Tree removal, 5 new homes, 5 sheds, 1 car port

Membership: Pete reported we currently have a total of 325 members this year.

Trail Committee: Bill- Bever activity has caused the Silver Trail to be rerouted to Ausable Drive. There was a discussion by the general members that showed a high level of interest in creating a bridge over the beaver pond. There was a motion from the floor directing the Board to study the feasibility of a bridge and report back to the membership at the next meeting. The motion was seconded and approved.

Covenants and Restriction Committee: Knut reported that the covenant and restrictions have mostly been followed However he has had to remind people of the requirement to keep the tree line.

President's Report:

1. There was an introduction of the candidates Ian Ellbogan- 3 year position, Greg Karl- 3 year position, Karen Gibney- 1 year term to fill a vacancy. From the floor Marilou Dooley nominated herself to run for the other three-year position.
2. Pete gave an update on the noise ordinance which was that the town of jay has not approved a noise ordinance. A suggestion from the floor that a light pollution ordinance might also be helpful.

3. Pete gave an update on recent deed transfers within the Acres. Over the last 4 months there have been 45 deed transfers which were mostly lots.
4. Mary Ann and her team were thanked for the lovely flower barrels throughout the Acres.

The elections were held and the results are listed below- All candidates ran unopposed.

Position 1: 3-year Term- Greg Karl

Position 2: 3-year Term- Ian Ellbogen

Position 3: 3-year Term- Marilou Dooley

Position 4: 1-year vacant position- Karen Gibney

The members also voted to approve a change in dues structure that required people who own more than one house to pay membership dues for each house. The change in structure was approved. The new language is below:

Article VI; Section 1. (new): [Nothing is deleted from this section, which consists of 6 sentences: The first 3 sentences remain the same and become the first paragraph (in bold below). The last 3 sentences will become the third paragraph (in bold) with a new final sentence (in italics). A new second paragraph is being added that contains the newly added language. All new language is in italics below.

- A. The dues for membership in the Association shall be set by the membership. Differing amounts of dues may be levied to lot owners and homeowners. Homeowners who also own lots shall only be required to pay dues as a homeowner.**
- B. Owners of multiple homes shall pay dues for and receive a membership card for each residence they own. The privilege of using AAPOA amenities (i.e., tennis court, trails, river access points, and lake front recreation area) extends only to the occupants, whether owners or guests, of homes for which annual dues have been paid in full. Those using any AAPOA amenity must carry the membership card issued for the home they occupy when so doing; membership cards are not transferable from one residence to another. Owners who have not paid dues for a given property cannot advertise, allow, or in any way suggest to guests staying at that property that they have lawful access to any AAPOA amenity.*
- C. Dues will be levied on an annual basis. Dues must be paid before the call to order of the scheduled July meeting. Failure to pay dues by that date shall result in suspension of membership and voting rights until dues are tendered. *Members having more than 1 membership card have only 1 vote at AAPOA meetings.***

Old Business:

No Issues regarding old business were brought to the floor.

New Business:

The question of increasing the membership dues was discussed.

Adjournment:

There being no further discussion, a motion was made and seconded followed by a unanimous vote to adjourn the meeting at 11:52.

Respectfully submitted,
Katy D. Bidelspach