

Minutes for the Dec. 20, 2023, Gerald Park Association Board of Directors Meeting Held via Zoom

The meeting was called to order at 6:05pm. A quorum was established. Board of Directors members present were Lisa Catanese, Pam Cropley, Eric Miller, Teri Norman, Raymond Perugini, Darby Pollansky, and Kevin Ryan. Absent were Syd Seale and Dave Sutherland.

Audience of Members: None.

Minutes: Minutes from the November 29, 2023, Board of Directors meeting were approved unanimously. Motion by Eric Miller, second by Raymond Perugini.

President's Report: None.

A motion was made to skip to Old Business on the agenda. Motion by Lisa Catanese, seconded by Eric Miller, approved unanimously.

OLD BUSINESS:

Avery Shores turnover update: Eric Miller said Mary Ann Hansen has again refused to sign her easement unless the GPA pays to pave Chase Avenue up to her house, which the GPA cannot do because (1) we do not have the funds and (2) because we can't spend tax dollars collected from association members to benefit one single resident. Mary Ann then sent a letter to the Town Manager, the Town Attorney, the GPA Attorney, her private attorney, and others. The letter repeated her demands. After receiving that letter, the Town Attorney reached out to the GPA Attorney to say that they will not negotiate with Mary Ann Hansen and no longer are interested in moving forward to take over the road.

The GPA Attorney has reached out to the Town Attorney with some suggestions for moving forward. One idea is to make the area in front of Mary Ann Hansen's property a one-way street – making the road narrow and adding stop signs at each end. The Town Attorney has not yet replied to his communication.

The GPA has received an estimate of about \$11,000 for taking down a number of trees as per the town's request as a requirement for turning over the road. About nine of those trees are on Mary Ann Hansen's property, so the GPA already is willing to pay about \$6,500 in lieu of Mary Ann having to pay for the tree removal.

If the road is not taken by the town, GPA members would have to assume the cost of maintaining it. Using a conservative estimate of \$400,000, Laura Young, the GPA tax collector, estimated the cost of levying an assessment on each home within the GPA. The extra taxes range from several hundred dollars to about \$30,000. Mary Ann Hansen owns several properties and her tax liability would be quite high.

Raymond Perugini said he would like to have a personal meeting with Mary Ann Hansen to share all of this information. Teri Norman and Kevin Ryan said they would be willing to participate as well. Raymond will reach out after the holidays to ask if she is willing to meet.

Lisa Catanese suggested that we also speak informally with Lisa Thomas, the Town Council Chairwoman, to provide an overview of the current situation and to ask if the GPA Board could attend an upcoming Town Council meeting to share the details of the road turnover issue and our worry about the extraordinarily high cost to the 125+ residents if an agreement with the town can't be reached. The GPA Board is very concerned that many residents would not be able to pay the assessment that would be needed if the road remains private. Board members agreed with this approach. Lisa Catanese will reach out to her.

NEW BUSINESS:

None.

Date for next Board of Directors meeting: The next GPA Board of Directors meeting will be held Wednesday, January 17, 2024, at 6pm via Zoom.

The meeting was adjourned at 7:02pm.