

* DRAFT MINUTES *
5-22-2025 MEETING OF ALBURGH BOARD OF ABATEMENT
1 NORTH MAIN ST ALBURGH, VT

Members: Loretta Knight, Jim Hokenberg, Danielle James Choiniere, Terry Tatro, Elliot Knight, Cheryl Dunn, Chris Higgins, John Goodrich, Gina Lewis vi Zoom, Donna Boumil-Sedgewick via Zoom

Guests: Gilla Geiger

Elliot Knight called the meeting to order at 6:05pm.

• **ABATEMENTS**

A list of parcels to be discussed (attached to these minutes) was viewed, starting with CS028:

Gilla Geiger unintentionally dated her property tax check, received timely in the town office, for 4/10/2026 and when it was deposited, could not be cashed. 8% penalty and 1% interest for the month of May had been added. Gilla issued a second check to pay the base amount and filled out an abatement request form to ask \$380.28 of late charges be waived for a family of faithful taxpayers of many decades.

- *John Goodrich motioned to abate CS028's \$380.28 late fees. Cheryl Dunn seconded. All in favor, so approved.*

ATA12: This camper was pulled off site in September 2024 and gone from town.

- *Cheryl Dunn motioned to abate \$133.49. Loretta Knight seconded, all in favor. So voted.*

WS231: This property owned by Sunset Lake Farm No. 2 is contiguous with other land parcels owned by the same entity and was double billed on the grand list when WS231 was not deactivated.

- *Jim Hokenberg motioned to abate \$2,437.79 for being double billed. Chris Higgins seconded, all in favor. So abated.*

HA011: This property owned by Romeo Blair Jr. was double billed on the grand list when HA011 was not deactivated when combined with contiguous parcel HA009—also owned by Blair. Terry Tatro asked why it wasn't an issue in prior years, which was because it was recently purchased.

- *Danielle James Choiniere motioned to abate \$1,044.77. Chris Higgins seconded. All in favor, so voted.*

LI027: The State of Vermont was deeded this property in 2022. Governmental agencies do not pay property taxes and \$38,414.37 was two years' worth of property taxes and late fees billed that shouldn't have accrued.

- *Danielle James Choiniere motioned to abate \$38,414.37 for taxes erroneously billed. Jim Hokenberg seconded the motion. All in favor, so voted.*

SS017-A: This mobile home was destroyed without 2024-25 taxes being paid.

- *Cheryl Dunn motioned to abate \$1,305.96. Chris Higgins seconded. All in favor, so voted.*

RS413: This property owned by Danny Cesena is contiguous with other land parcels owned by the same entity and was double billed on the grand list when RS413 was not deactivated.

- *Terry Tatro motioned to abate \$1,306.86 for being double billed. Danielle James Choiniere seconded. All in favor, so voted.*

RO230/RO230-A: Alburg Golf Links sold to Crunella Developments LLC in March 2025. Only a portion of taxes were paid and the new owners did not know due dates or that taxes had not been paid at the closing. Their abatement form asked for the \$2,352.50 penalty to be waived as they did not intend for this to happen.

Terry Tatro said we get a lot of these requests and don't abate them. People don't always read their closing documents. This was not a town error. Cheryl Dunn said they need to go to the closing attorneys to fix this. John Goodrich paraphrased the sellers should have paid and the buyers should have known.

- *Terry Tatro motioned not to abate the requested amount. John Goodrich seconded, all in favor. So voted.*

GP150/GP158/GP164/GP058: There are campers on site, the listers are still working out who owns them and asked for these to be tabled for now.

- *Danielle James Choiniere motioned to table these four campers. Loretta Knight seconded. All in favor, so tabled.*

GP151: Owner said he purchased a camper in the 2023-24 tax year and said he came to the office to have his name and address changed on the bill when he paid last year's taxes. The bill still went to the old owner. The board observed that if he paid taxes once he knew when they were due.

- *Loretta Knight motioned not to abate \$31.15 in current late fees. Cheryl Dunn seconded. All in favor, so voted.*

GP144: Michael Goldfield paid his taxes on time and did not sign the check. With no phone number on his check, it was mailed back to him in Canada with a note and went delinquent.

- *Cheryl Dunn motioned to abate \$21.57 late fees. Chris Higgins seconded, subject to the owner paying his base amount owed. All in favor, so voted.*

• APPROVAL OF PRIOR MINUTES

- *Cheryl Dunn motioned to approve April 29th's minutes. Loretta Knight seconded. All in favor, so approved.*

• OTHER BUSINESS AS PRESENTED

Nothing to present.

• ADJOURN MEETING

- *Cheryl Dunn motioned to adjourn at 6:44pm. Chris Higgins seconded, all in favor. So adjourned!*

Respectfully submitted -- Danielle James Choiniere

~ These are considered draft minutes until approved at the next, or near future, meeting ~

ABATEMENT DISCUSSION 5/22/2025

PARCEL ID	NAME	REASON	AMOUNT	TAX YEAR
CS028	Gilla Geiger <i>abated</i>	Postdated check for 4/10/2026 in error. Bounced when deposited. Asking for relief from penalty/interest	\$380.28	2024-25
ATA12	Nathalie Charte <i>abated</i>	Pulled off site Sept. 2024. Campground says lot is empty	\$133.49	2024-25
WS231/WS229	Sunset Lake Farm #2 <i>abated</i>	Billed for property they sold and was confused on proper amount to pay on taxes	\$2,437.79	2024-25
HA011	Romeo Blair Jr <i>abated</i>	Grand list error, double billed	\$1,044.77	2024-25
LI027	State of Vermont <i>abated</i>	Nature Conservancy sold in 2023 to the State of VT for Dunes Park addition. State doesn't pay taxes, pays PILOT money to towns instead	\$17,655.46 & \$20,758.91 <i>(\$38,414.37)</i>	2023-24 2024-25
SS017-A	Charles Garfield Estate <i>abated</i>	Trailer destroyed	\$1,305.96	2024-25
RS413	Danny Cesena <i>abated</i>	Grand list error, double billed	\$1,306.86	2024-25
RO230/RO230-A	Cronulla Developments	Taxes mishandled at March closing. Request to abate penalty	\$2,352.50	2024-25
GP150	Jessica Lawliss	4/29/25: Update from listers if truly gone	\$870.97	2023-24 2024-25
GP158	Christopher Lagerstedt	4/29/25: Update from listers if truly gone	\$905.52	2022-23 2023-24 2024-25
GP164	Christopher Pelloni	4/29/25: Update from listers if truly gone	\$514.95	2023-24 2024-25
GP058	Crystal Berry	4/29/25: Update from listers if truly gone	\$220.56	2024-25
GP151	Robert Tefft	Purchased from Jennifer Lawrence. On phonecall 5/19/25, said he came to the office to say he was the new owner last year and paid the taxes March '24 but Jennifer Lawrence was sent the bill 2024-25	\$31.15 (penalty/interest)	2024-25
GP144	Michael Goldfield <i>abated</i>	Sent tax check on time, did not sign. No way to reach him. Check mailed back. Call on 5/20 asking to waive late fees	\$21.57 (penalty/interest)	2024-25

