

**CHARLEMONT BOARD OF ASSESSORS
OCTOBER 16, 2023 MEETING MINUTES**

CHARLEMONT ASSESSOR'S OFFICE

Members Present/ Participating:

Anthony Ostroski; Chair, Jacqueline Cashin

Members Absent:

Karen Rau

Call to Order

Chair Ostroski called the meeting to order at 6:32 p.m.

#1: Approval of Minutes

The Board reviewed the minutes from their 9/11/2023 meeting. On a motion by Ostroski and seconded by Cashin, the Board voted unanimously to approve the minutes as written.

Tax Recap Update. Hayden said she's been working on the tax rate recap forms and had some questions on the A-2 Enterprise Funds form and how to enter the figures from their annual broadband warrant article. She was provided with an Informational Guideline Release (IGR) from Matt Andre, which was very helpful and with the IGR and the Accountant's help, she now knows the correct way to enter these figures on the Tax Recap.

#2: Board Action/Signatures

After review, on a motion by Ostroski and seconded by Cashin, the Board voted unanimously to sign the following:

1. Warrant to Collector for 2023 motor vehicle excise Commitment #5
2. Letters to property owners regarding changes to their acreage due to mapping updates:
 - a. Luke Bissell
 - b. Mark Bissell
 - c. Great River Hydro
 - d. Berkshire East
3. Invoice from CAI Technologies for quarterly tax map maintenance.
4. Monthly list of abatements of real & personal property for September, 2023.
5. Monthly list of abatements of motor vehicle excise for May-September, 2023.

#3: Review Mail & Correspondence

1. Email requesting an increase in property taxes to match inflated rental prices and requesting the Town tax the rental income. Determining that the email appeared to be spam and that there was no action for the Assessors, the Board took no action on this.
2. DLS bulletin on tax title foreclosure surplus proceeds. As discussed at their July meeting a recent US Supreme court decision in a Tax Foreclosure Case ruled that a town needed to pay the property owner the surplus proceeds in a foreclosure sale of the property. The bulletin stated that currently there is no statute or provision requiring the reservation of surplus proceeds from the sale of a tax possession property, but went on to say that given the uncertainty as to whether or not surplus proceeds will need to be returned in all cases, DLS would not object to a community temporarily holding such proceeds in an agency account until there is a directive from the courts on the matter.

3. The Board reviewed the deeds for July-September, 2023.
4. The Board reviewed the building permit reports for June-September, 2023.

#4 Board Discussion

Hayden informed the Board that the application deadline for Chapter 61, 61A & 61B classification has changed from October 1st to December 1st as of this year, for Fiscal Year 2025 applications. She said that most people were getting their applications in early however. Cashin asked that the new deadline be posted to the website along with the new forms with updated deadline.

Adjournment

At 7:10 p.m. on a motion by Ostroski and seconded by Cashin, the Board voted unanimously to adjourn their meeting and enter into Executive Session pursuant to General Laws Chapter 59, Section 60, in order to deliberate on pending abatement and/or exemption applications and to not reconvene in open session afterwards. Roll Call vote: Ostroski-Yes, Cashin-Yes.

The next meeting will be Monday November 6, 2023.

Respectfully Submitted,

Carlene Hayden,
Assessor's Clerk

Documents Viewed in Meeting of 10/16/2023*

1. Agenda for meeting of 10/16/2023
2. Minutes for meeting of 9/11/2023
6. Warrant to Collector for 2023 motor vehicle excise Commitment #5
7. Letters to property owners regarding changes to their acreage due to mapping updates; 10/16/2023:
 - a. Luke Bissell
 - b. Mark Bissell
 - c. Great River Hydro
 - d. Berkshire East
8. Invoice from CAI Technologies for quarterly tax map maintenance; 10/1/2023
9. Monthly list of abatements of real & personal property for September, 2023
10. Monthly list of abatements of motor vehicle excise for May-September, 2023
11. Email requesting an increase in property taxes, 9/18/2023
12. DLS bulletin on tax title foreclosure surplus proceeds, BUL-2023-05, August, 2023
13. Deeds for July-September, 2023
14. Building permit reports for June-September, 2023.

***Documents are stored in their respective files in the Assessor's office.**