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VALA MEETING MINUTES

Wednesday, November 13, 2024, at 9:30 a.m.

Via Zoom Only

**Participants:** 48 participants.

**9:30am Proof of Quorum – Delegate Count & Welcome**

**President** – Linda Sherman introduced the officers. Linda Sherman, President; Bob Quaderer, Vice President; Lisa Truchon, Treasurer; Justin Mason, Secretary.

**Secretary’s report/Approve Minutes** – There are no minutes from August 2024. The minutes are tabled and will be discussed at the next meeting.

**Treasurer’s Report** – Lisa Truchon – Lisa Truchon stated a report is not available, though bills have been paid and a report will be sent to Bob Quaderer and posted on the website.

**Committee Reports:**

**Legislative Committee** – Linda Sherman(P), Bob Quaderer (VP), Stacey Bradley, Crisna Tardie, Jeremiah Sund, Mimi Burstein, John Fike, Todd LeBlanc (PP), Lisa Wright (PP) – Ed Clodfelter would like to join.

**Annual Meeting Committee** – Linda Sherman and Susan Gulrajani are on the Annual Conference Committee. Susan Gulrajani stated the 2024 Annual Conference was good and there were a lot of great connections, including the relationship with the hotel. The majority of the feedback agreed that the conference was great, and there was also difficulty hearing due to lack of microphones, of which will be addressed next year. VALA members agreed to make the validate the creation of the Annual Conference Committee.

Motion made by Bob Quaderer to approve the the Annual Conference Committee, seconded by Ed Clodfelter. Voting: Majority in favor, 0 against, motion passed.

Lisa Wright recommended planning for the 2025 Annual Conference and reserving a space asap. It was noted the location of the event is rotated. Susan Gulrajani may not be available as the Lister for Huntington moving forward and may not be available for planning the next annual conference.

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2 **Executive Board Openings –NA**  
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4 **Membership Committee** – Mimi Burstein will be sending out membership  
5 notices to all Town Listers/Assessor Office’s via mass mailing. The information is  
6 also available on the website. Mimi Burstein discussed Town memberships and  
7 asked if each municipality needs to sign up if an Assessor works for multiple  
8 towns. Mimi Burstein asked if a member retires or changes employment during  
9 the year, does that membership change mid-year? The membership is valid from  
10 July to June. Lisa Wright stated she believes the fees were restructured to  
11 encourage Towns to join and memberships are meant to stay with the Town, not  
12 the person. Susan Gulrajani is happy to continue coordinating the conference  
13 even if she is not a Lister. Stacey Bradley stated people can be an “other”  
14 member of VALA without voting rights. Stacey Bradley referenced the bylaws and  
15 noted any member directly affiliated with municipalities could be a member.  
16 Stacey Bradley recommended changing the bylaws at a future date. It was also  
17 recommended to expand the membership committee.

18 **Education Committee** – Mimi Burstein stated participation drives education, and  
19 lower priced classes are offered to members. Mimi Burstein stated Class 101 will  
20 be offered online in January, 102 in will be offered in February, and 302 in March.  
21 De-escalation will also be offered in December 2024. Class 158 Highest and Best  
22 Use will also be offered and Class 400 is hoped to be offered in 2026. Susan  
23 Gulrajani stated it would be great to offer a class with the annual conference.  
24 Mimi Burstein asked if the classes need formal approval. Expand the education  
25 committee.

26 **Treasurer/Finance Committee** – Lisa Truchon thanked Mimi Burstein for her  
27 assistance and support. Patricia McNall is willing to stay on the Audit  
28 Committee.  
29

30 **PVR Update with Jill Remick, Christie Wright** – Jill Remick discussed legislature.  
31 Communications real properties will be moved onto the Grand List and have that  
32 in place for the 2025 Grand List. A one-year extension is being requested and an  
33 update will be provided in the near future. PVR is developing a Webpage of  
34 various utility valuation changes as electric distribution and transmission will be  
35 changed for 2025. The updated values are required to be used, and any existing  
36 agreements or settlements will need to be taken into consideration. ACT 68  
37 report and IAAO performed a survey in 2024 and asked what other Towns would  
38 like to see for the reappraisal structure. Reappraisals are required to be  
39 performed every 6 years. The State is considering what they can do to assist  
40 municipalities with reappraisal, such as standard contracts or mapping. Jill

1 Remick stated VTPIE has Current Use and the Equalization Study functioning  
2 within the system.

3 Christie Wright stated they are working on the equalization study and sending  
4 verification forms to property owners. The State is also reviewing exemptions for  
5 accuracy and expirations, along with reviewing utility values. The last week of  
6 December or first week of January the results should be available. Christie Wright  
7 advised checking in with VTPIE and NEMRC. Lisa Truchon asked about the hold  
8 harmless payment. Hold Harmless is a year in the rear and are processed by  
9 November 1. Jill Remick stated the legislature is requiring the CLA to be adjusted  
10 by the SA. The results will be the same as always, and then there will be a  
11 statewide calculation for the CLA to be calculated for billing. The Town results  
12 and statewide adjustments will be delivered. Stacey Bradley clarified. Jill Remick  
13 has a slideshow that she will send to Linda Sherman and Bob Quaderer to be  
14 posted on the website. Jill Remick noted the reappraisal towns will be treated  
15 differently. Jill Remick clarified the statewide adjustment is calculated after the  
16 reappraisal. Christie Wright stated education planning will begin in January and  
17 let her know if there are needs. Linda Sherman stated VALA was originally  
18 created for legislative involvement and suggested adding more members to  
19 committees and holding Bi-Monthly legislative Committee meetings. Bob  
20 Quaderer will try to make zoom available to any committee that needs it.

21  
22 **VLCT/Legislative Update** – Ed Clodfelter referenced a conversation with Justin  
23 Imers from IAAO, noting there are 96 reappraisals within 5 years, and 160  
24 reappraisals within 10 years. Many of the towns are under contract and the crisis  
25 of shortage is working its way through. Ed Clodfelter recommended a January 1  
26 timeframe to expand the timeframe to allow more availability. Title 32 and Title  
27 10 were referenced and would require a change if the dates were to be changed.  
28 Ed Clodfelter is the VT Rep for IAAO and many states adopt a 4-6 year cycle. Ed  
29 Clodfelter stated the large cycle of values needs to be changed and  
30 recommended a 10-year cycle versus 6-year cycle, and an update at year 5. Ed  
31 Clodfelter stated New Hampshire has an assessment court versus superior court.  
32 Christie Wright advised taking caution with how much is presented to the State.  
33 Education funding may be changed. Stacey Bradley cautioned changing to  
34 January 1 from April 1 due to time restraints, holidays, and attracting new people  
35 to the field due to the increased workload. Jill Remick provided  
36 <https://tax.vermont.gov/sites/tax/files/documents/RP-1295-2024.pdf>

37  
38 **NEMRC and VT Pie Update** – Chris Miele, Pat Santoso – Chris Miele stated webinars  
39 are available on NEMRC to reconcile the grand list, and sending the Final 411 to the  
40 State of Vermont. Errors and Omissions must be signed by December 31, 2024. Chris  
41 Miele stated homesteads are supposed to be attached to the Final Grand List. Chris

1 Miele discussed State Payments, and late-late payments will go directly to the  
2 taxpayer and not to the Town, per Lisa Pinkus. Chris Miele stated 2025 Grand List  
3 Reappraisals should warn their owners to know the state payments are based on the  
4 previous years and will likely reduce the state payment amount. Lisa Truchon  
5 recommended researching and understanding the math and process. Christie Wright  
6 will add information to the newsletter. Mimi Burstein noted a document was  
7 published dated February 13, 2024. Jed Rubin mentioned the changes in CAMA  
8 regarding MH information and Current Use information.

9  
10 **VALA Newsletter** – Bob Quaderer stated he is thinking of changing the website  
11 provider. It would be less money than what’s currently being paid. **The cost per year**  
12 **of the new website is \$174(with 50% introductory discount) vs current cost of**  
13 **\$1500.** The current contract ends November 2024. Lisa Truchon noted the website  
14 will need to be compatible for people with limited skills.

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17 **Member Concerns, Any New Business for VALA: Place for 2025 Annual**  
18 **Meeting & Conference** – Susan Gulrajani received quotes from Stowe Flake and  
19 The Basin. The Basin is expensive. The Annual Conference is Proposed for  
20 September 11 and September 12, 2025. Lisa Truchon and Linda Sherman have the  
21 quotes. The VALA members agreed that the Executive Board can make the  
22 decision for the 2025 Annual Conference. The Executive Board will hold a  
23 meeting on November 20, 2024, at 9:30am for a special meeting to review quotes  
24 and potentially approve Stowe Flake. The Executive board is Secretary, Treasurer,  
25 President, VP, and Past President.

26 Motion made by Lisa Truchon for the Executive Board to make a decision  
27 regarding the 2025 Annual Conference, seconded by Bob Quaderer. Voting:  
28 Majority in favor, 0 against, motion passed.

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30 **VALA Member Discussion Items:** None.

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32 **Adjourn Full Board Meeting** – Motion by Bob Quaderer to adjourn, seconded by Lisa Truchon.  
33 Voting: Majority in favor, 0 against, motion passed.

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35 **Meeting minutes submitted by:** Justin Mason, VALA Secretary & Lamoille County Delegate  
36 Updated 3/15/25 by Bob Quaderer to include the cost of the new website **(highlighted in**  
37 **yellow).**