

TOWN OF ALSTEAD, NEW HAMPSHIRE
Select Board
Approved Minutes for Tax Deed Meeting of April 28, 2021 at 10:00 a.m.
Municipal Offices, 15 Mechanic St., Alstead, NH 03602

SELECT BOARD PRESENT: Mary Ann Wolf; Joel McCarty; Joe Levesque (in person)

STAFF PRESENT: Charlotte Comeau, Office Administrator; Julie Bacon, Town Clerk/Tax Collector

COMMUNITY MEMBERS: Gordon Kemp; (Google Meets)

CALL TO ORDER: Mary Ann Wolf called the meeting to order at 10:09 a.m.

Julie presented a list of property owners that were due for unpaid taxes for 2017 and 2018 and gave her recommendations on whether to begin the deeding process or send waivers. The Board was in agreement with her recommendations. She will prepare the necessary waiver letters for the Board to sign next week.

At 11:00, Zachery Palmer with NH Community Loan Fund; Robert Phinney, President of Well Hill Co-op and Renee Bohannon, Secretary of Well Hill Co-op joined the meeting to discuss back taxes pertaining to some of the mobile homes on this property.

Much discussion took place on the deeding process and explaining that the dates are governed by state statutes and not something the town decides. Zach mentioned that his role with Well Hill Co-op is to be of any help he can be so they can improve their operation.

Bob said it would take 3-4 months to evict someone so they need to be informed by the town when someone is behind in their taxes and will proceed in deeding. They are meeting with the Board of Directors to see about voting in a more rigorous set of rules for the mobile home owners in order to lean on them to pay their property taxes.

Julie brought up to Bob that it is not legal for folks to quitclaim a deed when taxes are due and that there should be proper deeding. Renee mentioned that she does the quitclaim deeds and asked if she could call Julie before preparing a quitclaim to make sure the taxes are paid. Julie told her that this would be fine. There would be something in their rules that stated before Renee prepares the deed the taxes need to be paid.

Bob said they would write up the proposed contract and bring it into Julie for her review and can forward it to the Select Board.

Julie reviewed the four properties at Well Hill that are scheduled to deed. On the vacant trailer that has owed taxes since 2010, Julie stated that Well Hill would need to take possession of the trailer and remove it before taxes could be abated. If they wanted to fix it up and get someone else in, we could waive the interest and penalties but they would be responsible for the taxes which is about half of the amount. Zach said Bob could build that cost of the taxes into the sale of the home if he wanted to do it that way.

On a motion by Joel, seconded by Joe; ***the Board voted to adjourn at 12:05 p.m. The motion passed unanimously.***

Respectfully submitted,



Charlotte Comeau, Office Administrator

The next Select Board meeting is scheduled for May 4, 2021, 6:00 p.m. at the Town Hall