

A special meeting of the residents of Arden was called by the Trustees on Monday, November 26, 1962 to discuss the financial condition of the town.

Mr. Philip Cohen presented the reason that the Trustees called the meeting. He stated that the Trustees are not declaring the town bankrupt, but there is not enough money in the Trustees account to meet current bills. The main reason for this is that the reserve that was maintained in the account had to be spent when the districts that educated our children beyond the sixth grade requested tuition payment. Although the assessment was increased the next year to cover the increase in school taxes, no effort was made by the Assessors or the Budget Committee to replenish the reserve fund in the Trustees account. They did not make any plans for any extraordinary expenses that the Trustees might have. They did not make plans for the fact that some people do not pay their land rent on time. If we clamped down on leaseholders and took leases away for non payment of rent, it would make it impossible to borrow money in Arden.

The current financial picture is this:

Cash on hand	\$1651.47
Rents receivable(not many very far back)	<u>5447.04</u>
Money that has been budgeted	7,098.51
	<u>6,000.00</u>
	1,098.51

Items that have not be budgeted but that must be paid: The cost of the resurveyed and drawing of maps so that the front footage charges could be made amounts to \$708. 2. Counsel fees for work on setting up sewer districts \$125.00. 3. Cost in installing pumps and sewer lines for those leaseholders that cannot be served by the existing lines--\$2,068.

It was explained that the lawyer had not submitted any bills until all work had been completed for the sewers, but that the bill was for three years work and was not considered exorbitant. The need for pumps for the few houses that needed them, was a less costly way than adding great depth to the sewer lines in order to accommodate them.

Donald Stephens feels that the Assessors have failed to assess Arden land at its true valuation for several years and have not lived up to the principle of Single Tax. He feels that the Trustees should take the matter of low assessments to the Court of Chancery for a decision to force collection of full rental value.

It was pointed out that the Assessors were aware of the possible deficit, but they cannot assess Arden on a budgetary system as it is contrary to their oath of office.

The Trustees pointed out that under the Deed of Trust they do not have any authority to borrow money to carry them over this period until the 1962-63 land rents are collected or until the 1963-64 rents are due in March of 1963.

One suggestion was made that those that could should advance their 1963064 rents to pay the current bills. This suggestion was not deemed feasible because it does not solve the problem of not enough money assessed to take care of town bills.

It was suggested that a concerted effort be made to collect the land rent due. Mr. Finkelstein pointed out that even though all the money was collected it would not be enough to pay the outstanding bills because the assessment was not high enough to cover the extra amounts noted by the Trustees. This fact was pointed out to the Assessors before they made the 1963-64 assessment.

It was asked if a special assessment could be made to cover these expenses, but this is not legal and you cannot raise taxes or land rents in the middle of the tax year.

It was suggested that some items of the budget could be eliminated, but once the Budget has passed you cannot transfer one item to another except in road and common funds; therefore, money cannot be expended for items not budgeted.

After much discussion it was moved and passed that the Trustees and the Civic Committee meet and work out the financial problem of the town.

It was reported that extensive additions to the water system in Arden is planned for early next year by the Water Company. This improvement with the new sewers will affect the land values in Arden.

The meeting on motion adjourned.

Respectfully submitted,

Mary Morley
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Acting Secretary