

TACONIC LAKE ASSOCIATION

AN ANALYSIS OF ITS AFFAIRS

By Frank P. Tucker....President 1931--1947

THE PURPOSE

The purpose of this analysis is to present a chronological record of FACTS, so far as known, of the Incorporation, Organization and activities of the above named MEMBERSHIP CORPORATION.

THE REASON

The reason prompting an attempt to fulfil the Declared Purpose is in the further Recognized Fact that the present Board of Governors (with two exceptions), charged with the Constitutional Requirements for Management, are not familiar with the past nor with the Present Resulting Status of Association Affairs. The same is, of course, true as to a majority of members.

Thus it is that, because of my desired retirement in 1947 at the expiration of my term as Governor and as President, it seems well and only fair that my Associates and Successors should be made acquainted with former activities and the Resulting Present Status of certain features, both good and not so good, which may later require attention.

UNUSUAL CIRCUMSTANCES

Under ordinary circumstances I would be the last one to "dig-up" anything of unpleasantness of the past. I, therefore, wish it understood that, in presenting this abbreviated analysis, it is solely for the purpose of showing how misunderstandings in connection with little, non-essential things, if permitted to continue without correction or explanation, will, like the proverbial snowball, continue to increase in size, thus destroying opportunities for the enjoyment of Friendship and Fellowship such as might otherwise prevail.

THE BOARD OF GOVERNORS

It should be understood that wherever the pronouns "I" or "WE" appear it should be construed as meaning the Board of Governors, however constituted, since nothing has ever been done without the Board's approval with all being done to the end that "The Particular Business of the Association will be the promotion of the Social and Recreative Pleasures of the Members", as stated in the Certificate of Incorporation.

"WITH MALICE TOWARD NONE BUT CHARITY FOR ALL..."

Whatever may be written in this analysis is in accord with the above caption however much to the contrary it may seem. The sole purpose is as stated in the first paragraph on this page, namely that present situations may be understood and with the hope that harmony shall prevail.

THE FACTS

- (1) Incorporated July 13th, 1901
 - (2) Certificate Recorded July 19th, 1901
 - (3) Organization Perfected August 6th, 1901
 - (4) Voted to adopt by-laws but none recorded
 - (5) On August 12th, 1902 it was voted to employ a Surveyor at a cost not to exceed \$25.00 or give him a lot. (There is no record to show that a Surveyor was ever employed.)
 - (6) On August 4th, 1908, seven years after organization a Constitution was "read and adopted"
- Note: It was not recorded in the minutes and there is no way in which to tell what the original Constitution included, even though, not being a part of the minutes, it was of no effect.

(7) LAND PURCHASES

The records show that Land Purchases were made from Charles W. Reynolds, E. W. Greenman; H. J. Moses; James H. Duffie and H. A. Lewis.

The total cost of land was \$700.00 and of this amount \$493.25 was borrowed.

It has always been stated that the Association owned a total of four hundred acres of land. It is now quite important to know what part of the land bought still belongs to the Association, since the liability insurance rate is based upon the acreage. Efforts are being made to determine the acreage still owned.

(8) NO SURVEY AND NO MAP

There is not any evidence available to indicate that a permanent Map was ever made from a Survey or from Measurements.

(9) MEMBERSHIPS WITH LOTS SOLD

It appears that several persons were elected to membership and lots were sold so that by 1910 there were forty-seven members. There are now (1947) only forty-four members since three who owned only lots have withdrawn or sold the lots to adjoining cottagers.

The descriptions on the Deeds did not refer to Lot Numbers or a Map but in most cases as from a "Stake and Stones" to a "Stake and Stones". Each of these seemed to carry sort of a challenge to coming generations to "Find me if you can".

- (10) It is, of course, true that without fences and no known necessity for them it made practically no difference where the actual lines had been supposed to be, but there apparently was some unrest.

(11) EARLY EVIDENCE OF CONFUSION

On August 6th, 1912 at the Twelvth Annual Meeting the following Resolution was adopted, having been offered by Counsel, John Taylor:

RESOLUTION

"Whereas in the past much laxity has existed in the enforcement of the Constitution, by-laws, rules and regulations of this organization, particularly with reference to the admission

of members, payment of transfer fees, dues and transfer of lots, now, therefore, for the purpose of quieting and forever setting at rest the question of past transactions in reference to the above matter and to promote in the future a feeling of better harmony among the members, and to effect title to the lots heretofore transferred, be it

RESOLVED, That all acts of commissions and omission on the part of this organization, its officers or any member thereof relative to the admission of members, transfer of lots, payment of transfer fees and dues in the past be and the same hereby are ratified and no claims shall hereafter be made by this association or any of its members by reason of the seeming non-fulfillment of any of the provisions of the Constitution and by-laws of this association or through the neglect of any member to pay or observe any of the provisions of said Constitution and by-laws, except as to the payment of any Annual Fees."

UNANIMOUSLY ADOPTED

- (12) At this same meeting the Board was instructed to have printed one hundred copies of the by-laws. A motion made to increase the dues to \$10.00 was lost.

(13) A SURVEY ORDERED

In August 1914 President Elieman, Secretary Snow and Trustee Wolfe were appointed a Committee to have a Map prepared of the Association Property showing the outlines thereof together with the individual holdings of each member, the vote being 19 to 7. The matter was discussed in 1915 and 1916 but no action taken. The next reference to a Map was on August 7th, 1921 where the minutes show as follows:

(14) A TEMPORARY MAP

" Mr. Wolfe presented a Map purporting to be a Map of the property of the Association and the members. Mr. Wolfe stated it was not intended to show the exact location (word "location" is underlined with pencil and word "size" written in margin) of each member's property but was to be used simply as a reference Map by the Board of Trustees"

"Upon motion duly made and seconded the Map was adopted to be used by the Board of Trustees in locating lots thereon according to the numbers set forth and to be used temporarily until an accurate survey was made". (No copy of this appears in the records.)

(15)

A SURVEY COMMITTEE

Following all prior discussions with respect to Surveys a new Committee was appointed on August 9, 1924, consisting of Mr. Young, Chairman with Wolfe, Rodier and Cushman as the other members.

On August 24th, 1924 the Board of Trustees authorized this Committee to proceed with the survey and voted to obtain bids for same.

On July 24th Dr. Blieman was appointed Chairman of a Survey Committee and Alworth T. Johnson was appointed as Surveyor. Mr. Johnson had apparently done quite some work before this time, it being reported that the cost to date was \$375.00.

Note: Action taken with respect to Surveys is somewhat confusing, since in one instance they refer to a survey of total acreage and for determining as to the Wilsnick claim and in others to the Johnson Survey of property around the Lake.

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FROM THE RECORDS

All of the foregoing statements are as taken from the Association Records from 1901 to August 1924 and as to which I have no other information.

(16)

MY FIRST PURCHASE AND INITIATION

I purchased my first property from Miss Marie Rodier, a sister of William Rodier and also of Mrs. Wolfe. This was in the fall of 1927. There was, at the corner in front of what is now Mr. Kehn's cottage, a large sign reading:

"Taconic Lake Association, for information address Rosco V. Wolfe, President, Cranfield, New Jersey."

After buying I wrote Mr. Wolfe asking what to do about a membership, and he promptly advised me that I had "exceeded the speed limit" and had no right to own the property until becoming a member. I applied for membership, was investigated and examined by Harry Young and Harry Rhodes, finally convinced them of my eligibility and was approved, had my deed endorsed and recorded it a second time.

(17)

MY FIRST MEETING

The Annual Meeting of 1928 was my first and was also the first for Miss Eckert and Mr. Lisk. The membership at that time was forty-four with cottages and three owning only lots but all paying dues of \$40.00 each, making a total of \$1,880.00 and \$5.00 for each additional lot owned by cottagers.

(18)

CONSTITUTIONAL AMENDMENT

The Survey work had apparently progressed and at the preceding Annual Meeting of 1927 the Constitution had been amended to provide means for adoption of a map, when completed. (This Constitutional amendment formed the basis of a very ridiculous lawsuit to be referred to later on.)

(19)

DISSATISFACTION IN EVIDENCE

There had evidently been some dissatisfaction with the Constitutional amendment of the preceding year (1927), as drawn by Mr. Peter I. Wright, and a motion was made by him to rescind. It was voted unanimously not to rescind.

Note: I learned from the attorneys after the "scrap was ended that it was this unanimous vote NOT TO RESCIND which prompted Mr. Wright to proceed with the hope of winning by estoppel.

(20)

THE FIREWORKS

From hearsay only, I had been led to understand that Annual Meetings of the Taconic Lake Association, usually held on the small open porch at the store building, were "as good as a circus" in entertaining the children and others on the outside who were listening.

(21) The 1928 Meeting held on Dr. Bliseman's porch (now Comesky) did not appear as being an exception. While the personal and unkind remarks were "all Greek" to me, there was ample evidence of misunderstandings expressed in what, to say the least, had an appearance of a bad feeling, but I knew not why.

(22)

SURVEY AND MAP DISCUSSION

At this 1928 Meeting President Wolfe presented a comparatively small Map of the lots around the Lake, as prepared by the Surveyor.

Mr. Wolfe's report of the work was supplemented by large card illustrations of the various sections where, according to his judgment, changes would be necessary and members called upon to "give and take" in order to have a proper adjustment and peaceful adoption of the Map.

The matter was finally referred back to the Committee, of which Mr. Wolfe was Chairman, with instructions to provide a larger Map, showing thereon the location of all buildings.

Note: I arrived at this 1928 meeting at two o'clock and stayed until seven o'clock, then leaving before adjournment.

(23)

APPARENT ALTERCATION

It is apparent from the record of a Special Board Meeting, held on September 4th, 1928, that there existed wide differences of opinion as between certain Board Members. Mr. Schalkenbach, a member of the Board, assumed to criticize Mr. Rodier, who had served faithfully as Treasurer for several years (without compensation), of never having had his books audited. Following a verbal clash Mr. Schalkenbach tendered his oral resignation to the Board and stated he would send a written confirmation to the President, which he did.

(24)

"FREE FROM ASSOCIATION WITH CROOKS"

Shortly thereafter I was in back of Tom Rourke's, picking berries, when Mr. Schalkenbach came along, told me of his resignation and said in substance, "I am through being associated with those crooks", meaning, as I understood, Mr. Wolfe and Mr. Rodier.

(25)

INVITED TO JOIN THE BOARD OF GOVERNORS

About an hour after the visit of Mr. Schalkenbach, as referred to, President Wolfe also came along and he said in substance: "We are well rid of the disturbing element on the Board through the resignation of Mr. Schalkenbach." He then asked that I permit him to present my name to the Board to fill the vacancy. I agreed to think it over and, after a day or two, decided to let Mr. Wolfe present my name if he wished to do so. This was in spite of the fact that, had I known before buying of the unsettled conditions existing, I would never have been even a member.

(26)

MR. RODIER RESIGNS

At a Board Meeting, held in New York City on April 24th, 1929, the resignation of Mr. Rodier as Treasurer and as a member of the Board of Trustees was accepted. This left the Board with only three members but Dr. Blieman was elected as Treasurer.

(27)

BOARD VACANCIES FILLED

At a meeting of the Board, held at the Lake on July 10, 1929, Mr. Harry C. Young and Frank P. Tucker were elected to the Board.

(28)

TREASURER'S BOOKS AUDITED

Under date of August 25, 1928 Mr. Rodier had requested in a letter that the books of the Treasurer be audited covering the whole period of his holding the office. The Board took no action.

At a meeting held on July 10, 1929 the President presented the bill of a public accountant for \$250 coming to him from Mr. Rodier. The President stated that he had not authorized the audit. The President stated that, since the audit was ordered by Mr. Rodier through a misunderstanding of the Treasurer, it should be paid. Members of the Board were of the same opinion and the bill was approved and ordered paid.

It was felt that, since Mr. Rodier was, perhaps, justified in requesting the audit because of the criticism, he had "exceeded the speed limit" in incurring the expense without definite authority from the Board. Members were never advised of this proceeding except as it appeared in the Treasurer's Disbursements.

(29)

PRESIDENT'S PRESENTATION OF THE MAP

In July 1929 President Wolfe finished what might have been and should have been a most excellent service in presenting the finished Map to the members in the following letter and enclosing therewith to each a section of a blue print of the Map showing each his lot lines. The letter follows:

Taconic Lake, N.Y.
July 1929

Dear M.

The enclosed blue print of your property at Taconic Lake is sent to you for your inspection. If you are satisfied, will you please write me at the Lake and say so. If you are not satisfied, will you definitely state exactly what you think is wrong and exactly what you would suggest as a correction or addition.

If you expect to be unable to be at the Lake, I will be glad to answer your queries by mail. If you are to be at the Lake, I will arrange for you to meet the Board of Governors for full explanation.

The Map represents several years of research and two years of intensive study by the Board and the Surveyor.

Incomplete records, glaring errors, impossible conditions found in some deeds, total absence of permanent original starting points and total dependence on perishable and movable stakes for boundaries have made this survey a very complex problem.

Every lot has been laid out as called for in the deeds, except as to conditions enumerated above. Many stakes have disappeared, but enough remained to show that this survey is based on previous conditions. All front stakes have been given permanent locations by being measured from the buildings on each side. There has been some misunderstanding as to what the Constitution actually calls for as to the shape and size of the lots and the location of the road.

Please give careful consideration to the Constitution in studying your deed and the Map. If you have any doubts, consult the Board.

Do not put off clearing up doubtful points till the meeting. These should be settled during July.

There is one thing to be kept clearly in mind and that is that the original layout of this property was not done in the best possible way. We are not in a position where we can re-locate to make ideal conditions. The purpose of this survey is to show just what there is according to the deeds.

The Board wishes to take this opportunity to express its gratification at the general spirit of co-operation which it has received from those members who appreciate the difficulties of this task.

Very truly yours,

Rosco V. Wolfe,
President

"

(30)

THE ANNUAL MEETING AUGUST 3rd, 1929

At this meeting action was taken authorizing such changes in the Map as had been agreed upon between the Board and interested members wherever it had been possible to make such changes.

A roll call showed that twenty-two members voted informally as being satisfied with the Map, sixteen as not satisfied and eight absent and not voting. This meeting was adjourned for two weeks until August 17th, 1929.

IMPORTANT BOARD MEETING

On the evening of August 14th, 1929, three days before the adjourned Annual Meeting, a meeting of the Board of Governors was held to hear complaints and finally determined to present the Map with recommendations of the Board to the adjourned Annual Meeting and that the President of the Board would state the position of the Board of Trustees on each and every claim in the presence of all the Trustees and the Board recommendations would then be recorded with the action of the Meeting on the various claims and proposals.

UNAUTHORIZED CHANGES

When, at this meeting, the completed Map in its entirety was presented to the Board members, it was discovered by those familiar with the facts concerning the original Map that a change had been made by which lots 41, 42 and 43 had been moved to the south about fifteen feet at the road end. It appeared that in order to do this it was necessary to ignore the deed descriptions of lot No. 41, which definitely tied to "A large rock and to the Howard Lot No. 42." This was discussed by the Board members but left open for the adjourned Annual Meeting.

PRESIDENT WOLFE SUSPECTED

At the close of the above mentioned Board meeting, while walking home with Mr. Cushman, I said to him: "While I am not too familiar with all the details of this particular case, if I am any judge as to the peculiarities of human nature, our President, unless he can have his own way in opposition to a right adjustment of the various problems affecting him and in accord with the wishes of other members, is 'planning to run out' on the Board at the Meeting on Saturday."

Mr. Cushman replied, saying, "Oh, no, Mr. Wolfe, will never do that in opposition to the membership. He has worked hard, spending his time and money in developing the Map and he, being an intelligent man, would not be so thoughtless as to "throw it over" now for any reason, as he wants it right as much as we all do".

I replied, saying, "Well, all we can do is to wait and see".

THE SECRETARY AT LEAST DOUBTFUL

While Mr. Cushman, apparently, did not wish to be skeptical, his own minutes of that meeting indicate that, like a certain Congressman, he might have said, "I don't know where I am at".

The last sentence in the minutes reads as follows:

"The Secretary does not attempt to make at this time a detailed report of the decision of the Board of Trustees relative to the above claims, it being understood the President, as chairman of the Board, would state the position of the Board of Trustees on each and every claim at the adjourned Annual Meeting in the presence of all the Trustees and the Board recommendations would then be recorded in connection with the action of the meeting on the various claims and proposals".

(33) ADJOURNED ANNUAL MEETING
August 17th, 1929

The Meeting, being regularly organized, Mr. Schalkenbach raised objection to Mr. Wolfe's continuing to preside at the Meeting because of his personal interest in "changing of the survey Map". Mr. Young, the Vice-President, took the chair and presided for the remainder of the Meeting.

Several changes were suggested and adopted and some who had formerly expressed dissatisfaction withdrew objections.

(34) "CLARIFYING ERRORS AND IMPOSSIBLE CONDITIONS"

What President Wolfe in his letter of July had classed as in the above caption, appeared "as big as a woodchuck" in the section shown on the Map between lot No. 41 of Mr. Rodier and lot No. 34 of Dr. Palmer. By reference to the Map it will be seen that this section included 600 feet of Lake Shore frontage of lots. In addition to this the deed descriptions of Palmer and of Schalkenbach at the south end provided for a street between them of twenty feet in width as did also the deeds of Baum and of Rodier provide a street of twenty feet in width between them at the other end of the section on the north.

The Survey which tied to the old original measurements in a large percentage of cases proved conclusively that the old original Survey or measurements had been in error. This was for the very simple and understandable reason that it is humanly impossible to provide a total of six hundred and forty feet of shore line divided into units when there are but six hundred and twenty feet available.

On the Map the surveyor had shown a twenty foot street between Baum and Rodier (Lots 40 and 41), as described in their deeds, but no street to the Lake at the south end of the section between lots No. 34 and No. 35.

There was, therefore, no difficulty in seeing that, working from north to south, there was no other possible result for the surveyor. If, however, he had worked from south to north, there would have been a street of twenty feet between lots No. 34 and 35 (Palmer and Schalkenbach) but no land left at the other end of the section between lots No. 40 and 41.

(35)

EQUITY AND FAIRNESS

I, a comparatively new member of one year, had supposed and had hoped that the President's suggestion of 1928, which I had heard, that members be willing to "give and take" was based upon his sincere desire to correct the existing "glaring errors" to which he referred again in his letter of July 1929. I thus thought the solution of this apparent error was a simple one.

(36)

A MOTION TO CHANGE LINES

In my innocence I dared to make a motion to the effect that the lot lines as shown in the section in question be all moved north, a distance of ten feet at the Lake Shore, thus providing two ten foot streets with one at either end of the section. This action was really a benefit to all as the present lot lines plainly show.

Not having seen the original Map of 1928, I was not acquainted with the claimed juggling which had been done between lots No. 41 and No. 42 in moving a line which was more definitely fixed by deeds and the old Survey than at almost any other point about the Lake. This particular line was tied in its description to an easily located and the only visible "large rock" and to which rock was also tied Lot 42 "the Howard Lot" which was also described as bordering on Lot 41, the Rodier Lot (or vice versa). In any event the two lots were described as adjoining and tied to the rock.

(37)

UNAUTHORIZED CHANGE REPUDIATED

To correct the unauthorized change which I had not previously understood, I included in my motion, as stated in paragraph 36, such language suggested by Mr. Wright as would place the lines in question back in the Map as exhibited in the original Map of 1928 and, according to the Survey, the deeds and the facts.

(38)

MAP ADOPTED

On motion to adopt the Map as changed, Mr. Rodier asked for a roll call which being taken resulted in twenty-two "Yeas" and four votes in the negative, Mr. Wolfe, Mrs. Wolfe, Mr. Rodier and Mr. Baum, proxy to Dr. Elieman. On a second roll call Miss Cuny was recorded in the negative.

(39)

PRESIDENT WOLFE RESIGNS

As soon as favorable action was taken on my complete motion adopting the Map, President Wolfe took from his pocket a typewritten letter of resignation as President and as a member of the Board of Governors.

Note: This prompt action on the part of Mr. Wolfe and for which he was prepared in advance might possibly be interpreted as, at least, a sign that I had not been too far out of line in suggesting to Mr. Cushman three days before that our President would "run out on us at the Saturday meeting".

A LATER EXPLANATION

(40) At a later date Mr. Wolfe was willing to admit to me that the Map had been changed as claimed by others, but said the original 1928 Map was in error as the surveyor had "lost a Gore" which should have been shown between lots No. 41 and 42. He prepared a specially drawn map (which I still have) showing what he claimed to believe was the "Lost Gore" which had later been found and inserted on the Map as altered. I was unable to accept the explanation because, as stated, it was contrary to all deed descriptions of that section. I do not recall that anything was ever said as to where the "Gore" was lost or how it came to be "found," whether at the bottom of the Lake or in the woods back of the road. In my apparent dumbness I never could be made to see how a gore of land could be lost in opposition to all locations and descriptions or how a gore could be found where there was no land out of which to make a gore.

Whenever it was necessary to put a gore in my pants it was always equally necessary to have a piece of cloth out of which to make the gore.

(41) PRESIDENT'S ACTION UNFORTUNATE

In spite of my feeling that President Wolfe might be erroneously influenced and resign, his action was a real shock to me and for this there seemed to be various reasons, viz:

- First The changes adopted with respect to the section in which the property of Mr. Wolfe was located were in line with that which he had advocated at all times, the purpose being solely for the correction of an unmistakable error made in the original survey. There was no other possible way in which to make a correction in fairness to all concerned, for even an expert magician could not produce from his hat twenty feet more of shore line than there was.
- Second The changes made injured no one but established better lines with respect to building locations as can be seen on the completed Map.
- Third The change in lines of lot 41 (Rodier) back to the Map of 1928 and in accord with the deed descriptions was a decidedly proper action. No one should have known it better than Mr. Wolfe. He may have forgotten his statement in the letter of July in which he said, "The purpose of this Survey is to show just what there is according to the deeds".
- Fourth Mr. Wolfe had done in connection with the Survey and the Map what I had considered a very excellent piece of work for the Association as a whole. I had never questioned

his sincerity and it appeared to me as little short of a calamity to have him step out from under and miss the glory and full credit for his accomplishments. I could not understand it then nor can I do so now, since there has never seemed to me to be any reason for withdrawal. I am still sure the changes made were not only RIGHT but beneficial to all, including Mr. Wolfe.

(42)

THE MAP FILED

At the adjourned Annual Meeting on August 17th, 1929 the Map, as changed in accordance with former action, was adopted as a whole and it was voted to file with the Secretary. It was signed by the then officers after being changed and was filed.

(43)

THE VERY SILLY FENCES

In a short time Mr. Rodier erected a very unlovely fence supposed to separate his lot No. 41 from the street into which the line had been moved without authority. I asked the surveyor why he had moved the line and he said, "Mr. Rodier told me to". I later asked Mr. Rodier why he erected the fence and he said, "John Taylor told me to".

(44)

WRIGHT ELECTED TO BOARD

On August 26, 1929 Mr. Wright was appointed as a member of the Board for the unexpired term of Mr. Wolfe, resigned. Mr. Young was elected President.

(45)

WOLFE DUES CRITICIZED

At a Board meeting on September 20, 1929, "The Treasurer, Dr. Blieman, brought before the Board the fact that records indicated Mr. Wolfe was paying a single membership of yearly dues, where he owned an extra front lot." It was voted that the Treasurer collect thereafter for one extra lot.

ANNUAL MEETING 1930

(46) On August 2, 1930 a complete report was made with respect to non-payment of correct dues by Mr. and Mrs. Wolfe but no action taken. It had been charged by Mr. Wright that Mrs. Wolfe had been enjoying the privileges of membership but had paid no annual membership fee of \$40 as the cottage, supposed to have been owned by her, was recorded in the name of Mr. Wolfe.

(47)

BOARD ELECTED

At this Annual Meeting a Board of Governors, consisting of Cushman, Keags, Wright, Blieman and Tucker, was elected.

(48)

ANNUAL BOARD MEETING

At the Board meeting which followed on the same date, officers were elected as follows:

President - - - Peter I. Wright
 Vice-President - Frank P. Tucker
 Treasurer- - - Dr. Blieman
 Secretary- - - W. C. H. Cushman

Mr. Wright was appointed as Survey Committee and authorized to employ Nugent and Nugent of New York City as Counsel and to take whatever legal action they deemed best relative to enforcement of the by-laws.

(42)

FENCE RESOLUTION

On August 30, 1930 the resolution regarding fences was adopted by the Board. (See 13a)

(50)

APPEAL TO MEMBERS

Under date of October 29, 1930 the President, Mr. Wright, and Secretary, Mr. Cushman, appealed to members in a four page letter of explanation requesting them to co-operate with the Board in carrying out provisions of the Constitution through an exchange of deeds in order to gain the benefits of the Map.

There were but few responses

(51)

LAWSUIT STARTED

At a meeting of the Board of Trustees on May 30, 1931 the President, Mr. Wright, reported that in accordance with authority given to him and Nugent and Nugent, as Counsel, a "suit had been commenced by the serving on March 30, 1931 of a summons and complaint on Mr. Rodier and Mr. Baum." Naturally, there was some excitement.

(52)

GENERAL LETTER TO MEMBERS

Under date of July 10, 1931 an eleven page letter with full explanations was sent to all members in order that they might be informed as to all actions and the reasons therefore. In different places in the letter it was emphasized that in starting suit, "no discrimination was intended, the sole purpose being to bring about compliance with the by-laws with respect to the Map and for which all had voted."

(53)

AN ANONYMOUS LETTER

Even in the face of the full explanation one member deemed it advisable to send to all members an anonymous letter with the caption "TACONIC LAKE BETRAYED" This was carefully considered by the Board, it being determined that, since the letter contained so many misrepresentations and being on the whole a complete mis-statement of facts, no reply should be made, but instead members were referred to the Board's long explanatory letter