

Knollcrest Tax District Monthly Board Meeting June 4, 2015

At the Windmill

Board in Attendance: C Franklin – President, K Cullen – Treasurer, M Cronk – Vice President, E DeLeo – Secretary, J DiFranco – Director-Beach, Elliott Sears – Director-Marina, P Naryniecki – Director-Roads, S Plante – Director-Water System (late arrival)

Board Absences: A Magoon – Director-Property Management

Guests: 2

The KTD Secretary records all meetings.

Guests Recording: Betsy Delaney (had recorder present)

Motion to approve the May 7, 2015 Monthly Board Meeting Minutes made by M Cronk, seconded by E DeLeo, all in favor that were present for vote – motion carried.

Motion to approve the May 9, 2015 Annual Budget Meeting Minutes made by M Cronk, seconded by K Cullen, all in favor that were present for vote – motion carried.

One comment about vote count received to distributed minutes. Response was that counts match recording and that some people had left during meeting.

Treasurer Report

K Cullen provided balances in bank accounts. One long standing arrears was paid off and while Treasurer was working with bank for second large arrears, the property owner contacted her to arrange for installment payments. Arrears should be paid off within 12 months. The third remaining large arrears requires follow up. This leaves 2 properties missing 2 payments, 3 missing 1 payment and 9 others with interest, outstanding FOI charges, or delinquent marina charges.

Marina bills were mailed out on 5/18. 5 of 8 renters have paid as well as 8 owners out of 23. 6/6 is the deadline for renter's payments. E Sears said that 14 people on waiting list for the 8 rental slips. Not all on list have boats but will not purchase without knowing they have a slip. Small vessel bills went out also.

K Cullen sent July 1 notice sent to CN for taxes due. This year's mill rate is 2.5551 in comparison to 2.5737 last year attributable to the overall Knollcrest Grand List going up. P Naryniecki gave an overview of how change of valuation affected larger vs smaller home's tax liability in the town and the dispute process.

Secretary's Report

Last month's community correspondence included a request for Community Directory and a lawyer's request for confirmation of water system usage by a property that is being transferred to new owner. Both were fulfilled.

A resident complaint was received about horn blowing going up west side of Millway hill. Assumption is that the horn blowing is in response to car parked at bottom of hill that is assumed to be owned by resident on left of hill. E DeLeo was told that cars are owned by relatives of a different resident on Windmill Road that are visiting a gravely ill resident.

To Do Updates

Marina

E Sears reported that the marina is an eyesore between goose droppings, blue Styrofoam float, and old dock that was replaced and yet to be carted away. These items need to be addressed.

While originally boards from this dock were to be salvaged to fix stringers, they are not usable. M Cronk will address wood screws that are too long sticking up on boards fixed, address additional splintered boards and dispose of the Styrofoam.

J DiFranco said that she will have beach kids that rake put on schedule to address marina (goose droppings) but needs to know much the pay will be. Consensus was \$10 each time it is done.

E Sears spoke to Excel about buffer garden. Verbal estimate is for \$40 an hour, per man. On the side facing south from ramp to stringer, about 40-45 feet, he will cut back 4 feet, put in nice curb, dig out and edge. He will charge us at his cost for planting. Excel is going to draw up and send. E Sears discussed the different types of plants that may be used including ornamental grasses. Two big bushes will be removed.

Raking will be done twice a week.

Motion to approve \$10 a visit for cleanup including taking away garbage, twice a week, seconded by E DeLeo. Discussion continued but no vote was called for.

If Excel comes back with prices soon, instead of waiting to next meeting, E Sears said he will get done. E DeLeo asked if a second bid was required and if so Quality was suggested to call for a bid. E Sears will come back to Board if it needs to be approved (over \$1000).

S Plante arrived.

Beach

J DiFranco thanked M Cronk for taking care of dock with a few volunteers.

J DiFranco felt that we might need to get sand. She will get prices on sand and send out email if it is needed after seeing what was ordered in the past.

Painting of sign post as well as service panel backing at entrance is pending by Property Management.

J DiFranco identified that the drain at the beach needs to be cleaned and questioned if it is maintained regularly. M Cronk suggested that it be cleaned weekly. J DiFranco will get it cleaned again and M Cronk suggested to put on list for the teens raking the beach.

Slide price from D&D was over \$3000 with installation (\$400 for installation). Therefore we will move forward with Tucker for slide. D&D also does launching of docks in the spring and bringing in at the end of season. M Cronk stated that it used to be a volunteer job and only takes about 45 minutes if chains are in place and ropes are marked properly. All that is needed is a boat to get out there. He suggested that we could go back to and save about \$375, noting that weather plays a role in being able to do it.

Roads

P Naryniecki reported that he painted the white lines last Friday but did not want to do bumps when there is heavy traffic. He will do next Monday or Tuesday, if a dry day. There is one more stop line down to do on Windmill Road with adjacent speed bump.

W Eppler is still going to work on signs and will come to P Naryniecki before he does anything. Concern was raised on being able to get the bolts out of the posts and anchor due to years of swelling of the wood.

P Naryniecki provided update on road repair work. He had contacted 4 Star for second quote and although they returned his original call once and said that they would call back to make an appointment to look at the job, they never called back. He will try to call them again in the next week or two.

Water

S Plante received a call from state on the new well and they will be coming next Thursday to look to see where the well will go and if they approve, we can move forward. Appointment is June 11th at 10:00 AM. S Plante, resident Jeff Beers, Dave Disbrow (pump company), and M Cronk will meet with state as well as Andrew, Certified Operator from Water Professionals. The state will give advisement on how to fill in old well according to code also.

There is a sensor for air pressure (25 years old) that requires replacement on order by Dave Disbrow for pump house. As of now the pressure has been staying good and in the last six days they haven't had a problem. Estimate for part is \$300.

M Cronk noted that KTD is good with 5 wells and that state is surprised that we are replacing the well, adding that we are doing it to avoid being down to 4 if one of the remaining 5 were to go bad.

Property Management

No Report

P Naryniecki as roads director was going to buy some large flower pots (with Annuals) to block the potential of cars driving over grass (water tanks) at well house. He has been unable to find a color other than brown so far and felt brown blended in too much.

Outstanding Items

Nominating Committee

Mark Cronk was assigned as Board Member to be part of committee that needs to be formed by June 15th according to bylaws. C Franklin asked what Board Members thought they were doing next year. E DeLeo stated that she is not available to serve on the Board next year.

M Cronk questioned what to do about key assignments. E DeLeo stated that A Magoon had told her that Inglenook pays their Board.

The Board confirmed that in past years the Board paid the Secretary. Bookkeeper was paid also.

Key positions in question were Secretary and Treasurer. The Board agreed that some of Treasury duties can be divided and P Naryniecki can pick up some work. K Cullen agreed to share the work.

There was discussion of Penny Johnston (in bookkeeper position) serving on the Board as Secretary. Penny felt that Bookkeeper should be separate from the Board to ensure division of power.

E DeLeo confirmed that they need only form committee by the 15th.

K Cullen stated that sending marina bills does not need to be done by Treasurer and that Marina Director should do this. P Naryniecki agreed that he would do this.

The Board committed to seeking volunteers but cautioned that responsibilities should be explained in advance so that they are understood.

Public Comment

Resident Betsy Delaney suggested as someone who needed to recruit for volunteers on her non-profit and for the Board in the past that the way to get volunteers is not to send a million emails, but instead going to specific people and soliciting them using your friendship or relationship and their respect for your opinion to sell the job.

She reminded the committee to not forget to have a deadline once committee is formed for contacting committee with interest.

Motion to close meeting made by E Sears, seconded by E DeLeo, all in favor – motion carried.

Meeting Adjourned.