

Knollcrest Tax District Board Meeting May 7, 2015

At the Windmill

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

Board Absences: none

Guests: 3

The KTD Secretary records all meetings.

Guests Recording: Rosemary Scott, Betsy Delaney (had recorder present)

Motion to approve the April 2, 2015 Monthly Board Meeting Minutes made by S Plante, seconded by E Sears, all in favor that were present for vote – motion carried.

Treasurer's Report

Cash account balances were provided. Board received payment on behalf of delinquent resident that represented 5 years paid in full for a total of about \$6,000. Property owner is still missing two marina charges. 2 other property owners paid back taxes also. Total delinquencies are about \$12,129. There are currently, 16 property owners with outstanding balances. 2 are 6 payments in arrears and have 2nd lien applied. Others are 2 or 1 payments behind and 9 who owe miscellaneous charges of interest only or for fulfilled FOI requests.

The lien on property owner that paid the 5 years will be released when checks have cleared.

Water account balance is \$29,600 and marina is carrying \$6,000 deficit to general fund (not considering budget amount still available for FY14/15).

Secretary's Report

Secretary received 4 submissions from same resident about minutes and request to review financial reports for each Profit and Loss Statement, year to date.

Quarterly report to residents was distributed.

To Do Updates

Roads

Sand sweeping was done and vendor came back once for additional cleanup of sand that came off of road side due to rain and is expected to come back again.

M Cronk arrived.

Concern raised by S Plante that either the snow removal equipment or sweeper went over tanks at bottom of hill. Suggestion was to put barrier in or large pots that will prevent anyone from going on lawn area. Alternate suggestion was made of a guard rail like at Squantz Pond Park with rebar posts (capped) in front of guard rail for winter so that plow could see. Lawn maintenance vendor will be alerted that they cannot drive over lawn.

A Magoon arrived.

American Asphalt came on Monday and did road assessment. Findings were that roads are in good shape, only need is minor repair and paving could be considered in another year or two for south end of Southview Rd. from speed bump southward. If addressed in a year or two, current road surface should be reclaimed.

Minor repairs recommended include catch basin at south end of Eastview Rd. where pavement is breaking up, swale on Southview Rd. on north side, and new curbing at northend of Eastview Rd. Need regular curb running down east side towards catch basin. Estimate is \$3,600. Phil will get another estimate. C Franklin will get P Naryniecki the contact info for 4 Star Paving.

Resident Walter Eppler has volunteered to get sign posts and finish with rustic look. A Magoon will coordinate with him.

P Naryniecki will paint bumps and lines in next weeks.

E DeLeo suggested to move sign at entrance Windmill Rd from left to right side of road by pump house. Resident in area said people do not see the sign on left side and ask what road it is.

E DeLeo suggested that we paint the back board for new electrical service at Knollcrest sign since it is bare plywood now. It will be painted green to blend with evergreen bushes.

Marina

Marina bills to go out shortly. E Sears will email 8 people who rent for boat info. For 23 deeded, he will also email for updates. Bills for kayaks and canoes will go out for 12 vessels currently stored at marina.

There is one additional vessel that was not claimed and is now community vessel. The rowboat was deemed abandoned and E Sears filed necessary claim with DEEP. Community will purchase oars and have on hand as needed.

The pier by launch ramp needs a few boards replaced. Resident had dock replaced and boards are still good. Resident asked if we will take a few boards for repairing the pier dock. E Sears will let resident know that we will take boards.

We expect to move forward on shoreline buffer garden.

Property management

Jen Bundy is expected to do gardening at beach.

Excel, our property maintenance contractor, submitted bid of \$90 a yard for brown mulch and \$100 a yard for cedar. Quote includes labor to spread.

A separate estimate was submitted for mulch up sides of Millway.

During spring cleanup Excel brought in top soil for property at bottom of Millway damaged from winter snow. Cost was \$325 for area and seeding.

A Magoon noted a ladybug issue in windmill that will be monitored.

Window repair in windmill estimate from resident Walter Eppler is still pending.

Replacement of shingles on electrical panel at basketball court is still pending.

There was continued discussion on stairs versus ladder at pump house. Access needed for maintenance and monitoring meters (need to carry tools and parts).

Installation of gutter and roof vent at pump house still pending.

Beach

J DiFranco and A Magoon will finalize pricing for mulch between the two vendors. Price was \$500 higher from Jen.

Contracted beach cleanup is \$900. It does not include pruning.

Rakes were stolen at beach from shed, J DiFranco replaced. A combination lock will be put on shed.

Swim buoy will be purchased from Overtons for \$295. There is no tax or delivery charge.

Update provided on slide approved in March that it would not meet conditions of previous approval by Board. Phil from Chatterton recommended to Have Tucker buy and install. Cost is \$98 higher.

Motion to amend motion approved from March meeting for slide. Amended motion to buy slide through Tucker (includes installation) at a cost that is \$98 higher than \$1900 previously approved. Motion by M Cronk, seconded by A Magoon, all in favor (all Board members present) – motion carried.

Issue of Franks dock hitting against the rocks has been resolved. A resident reported that another dock has floated in and is between Franks and community dock.

Garbage pickup will start in the next week at the beach.

Two resident teens will be raking beach and once a week for marina (goose droppings) on Friday or Saturday morning.

Marina

Knollcrest Rd. resident is having dock replaced just north of our north stringer. E Sears agreed to let D&D use ramp to launch new dock.

Water

Well paperwork is with the State and caseworker has been assigned. Water Professionals finished all requested paperwork and on sight inspection pending. Plan is to do well in September after Labor Day.

S Plante will talk to Dave Disbrow about turning on beach water when he comes to do blow offs.

Plan is to do test of Phase III Generator System.

Public comment

Resident Betsy Delaney asked if sign for no parking will be reinstalled. Board response is that it will be looked into.

Motion to close meeting made by A Magoon, seconded by M Cronk, all in favor – motion carried.

Meeting Adjourned at 8:21.