

## **KTD Monthly Board Meeting held March 5, 2015 at 7:30 PM**

### **At the Windmill**

**In attendance:** C Franklin – President, M Cronk – Vice President, K Cullen – Treasurer, E DeLeo – Secretary, E Sears – Director-Marina, S Plante – Director-Water System, A Magoon – Director-Property Management, J DiFranco – Director-Beach

**Absent:** P Naryniecki – Director-Roads

### **Quorum Achieved**

**The Board Secretary records all KTD meetings.**

**Guests:** 2

**Guests Recording:** Lee Scott

**Motion** to approve February 5, 2015 Monthly Board Minutes (Amended) with the correction to date made by J DiFranco, seconded by S Plante, six in favor, zero nays, one abstained – K Cullen (not present at February's meeting) – motion carried.

### **Treasurer Report**

Financial Reports distributed. Treasurer reported cash position is good. 3 liens are in place for taxpayers who are in arrears for 10 payments (1) and 6 payments (2). Lien warnings have gone out to these 3 taxpayers notifying them that additional liens will be placed on their properties (for all additional arrears to date) unless they are paid up by 3/31/2015. In addition, property owner will be informed of \$50 fee (\$10 to file, \$10 to release plus expenses associated with collection activities).

Current liens will be updated in land records annually. Town acts on delinquencies in 10 months and updates for each tax year.

There are 4 taxpayers missing 2 payments and 8 taxpayers missing 1 payment. There are 5 residents with delinquencies other than taxes, FOI and interest only.

Water account has approximately \$28000. Cost of all generator phases remains at \$42,175.

Atlantic states annual fee paid and certificate of good standing received. Dues are \$75.

Duplicate bill question from electrician is still outstanding \$327.96 for second bill that is slightly more than original. Second bill cannot be the indicator light as it pending installation in spring.

### **Secretary Report**

Only correspondence this past month was a notice on foreclosure action at Candlewood Shores, Brookfield passed on by a resident. Property was being sold at auction. Sale will satisfy taxes first then mortgage. Ultimately the property is sold out from under the property owner.

Discussion occurred around past attempts to get the mortgage holder to work with us since they stand in line behind tax obligations. With current longer-term delinquencies of \$13,000 representing 13% of budget, K Cullen and E DeLeo will get together to brainstorm alternatives to pursue.

CLA newsletter received including list of donors. Pending suggestion that KTD show its support.

### To Do Updates

#### **Marina -**

Lake is currently reported at 421 feet.

**Discussion** of forms sent annually to dock owners. Response rate is low so this year director may only request from 8 community owned, as they are always returned, and for the rest only request return if they have any changes. Fillable form on Internet or check box that all still the same may be used.

With the fiscal year approaching the end, it was discussed that if the marina has not used all of its budget that we consider repaying back to the general fund for docks replaced during FY Jul 1 2013 to Jun 2014. Since we started with \$7000 carryover from past years, marina still owes back \$6000. We would consider paying back over two or three-year payback period.

Only expected expense would be for planned buffer garden along shoreline.

It was questioned if a hurricane damaged the docks are they covered by insurance. It was confirmed that insurance is limited to liability. We only own stringers and cement landing. If a hurricane was predicted we would need to pull boats or tie off across cove to trees to strengthen.

#### **Beach -**

J DiFranco reported that Tucker would not wave fee. Part of the late request was due to the form not being received as Tucker said that they did not have our PO box # on file. As fall approaches, we will discuss if we want to take chance and request by 9/26 in hopes that they wait three weeks or we will just accept higher charge for later request. Form has date ranges for taking out and charges different amounts for each.

**Discussion** of replacing slide. Slide priced out was \$2400 two years ago. Now the price is \$500 less or \$1900. Dock is 192 square feet about 14 x14, which will be enough for slide. In comparison to last slide, this one is stronger and safer with more support.

**Motion** to approve the purchase of a replacement slide for \$1900 (pending confirmation that it does weigh too much for dock and can be mounted to dock, does not require water supply, and that warranty is not voided if we install ourselves) made by S Plante, seconded by E DeLeo, all in favor –motion carried.

It was cautioned that we must take delivery and check for damage before letting driver go.

The replacement of the slide will increase insurance by a few hundred.

## **Water -**

Nothing new on replacement well until approval received.

Indicator light installation is still pending.

S Plante requested that we give residents his phone number. Twice now he has found that pressure not being built up. Air compressor is not kicking in. When manually triggering the compressor, it lasts for a week or two. Provide residents with house, cell or email to [water@knollcrestboard.org](mailto:water@knollcrestboard.org). This is in response to a resident contacting him directly about three weeks ago regarding the water pressure.

S Plante reported that Atlantic States certificate in good standing, paperwork pending.

## **Roads -**

Excel was contacted to clear path to drain at a cost of \$200-\$300. C Franklin will call tomorrow to confirm when work will be done. Clearing the drain will prevent icing at bottom of hill.

## **Other Outstanding Items -**

C Franklin confirmed that Weth's walkthrough is about 1/3 of the way down resident's driveway. According to community map there is a 3-foot plus or minus strip between development and adjacent property.

## **Budget Discussion -**

K Cullen did a comparison of where we were last year and this year at this time. We now have \$30k more in comparison to last year when we had extra expense of snow bank removal. Extra ordinary expenses last fiscal year included docks, survey \$1200, plowing extra high, and generator. We are looking good at yearend, recognizing that replacement well is still pending for \$12-15k. The milfoil removal was extra also last year.

We will consider marina to return dock money over 3 years. We will continue kayak fees. The uncertainty of First light permitting process that could impose fees on us was mentioned.

Property Management had no foreseeable operational cost changes.

Water funded through separate fee of water system participants.

Beach may need funds towards security if we see a problem. We may want to consider roaming security if we pursue security. This may be covered by general fund.

Roads may need more funds based on how bad the winter is. Will need funds if we are replacing signposts.

**Discussion** of paving a road. Crestway was done in 1989. If we are considering doing a road, it was suggested that we bring a professional in to check condition of roads for remaining life and make recommendation.

Reminder that line painting needs to be done in spring.

We need to finalize budget next month.

Date suggested for budget meeting - May 9<sup>th</sup>. Mother's day weekend.

**Motion** to close the meeting for public comment made by S Plante, seconded by E DeLeo, all in favor – motion carried.

**Public comment**

Penny Johnston

P Johnston mentioned that State of the Lake Presentation is scheduled for March 21<sup>st</sup>. She is going. Need to identify if KTD will have representation.

P Johnson asked if generator test on Tuesdays is being done. S Plante confirmed that tests are being done weekly.

Meeting Adjourned at 8:40.