

KTD Monthly Board Meeting held April 2, 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, P Naryniecki – Director-Roads, J DiFranco – Director-Beach, A Magoon – Director-Property Management (late arrival)

Absent: S Plante – Director-Water System

Quorum Achieved

The Board Secretary records all meetings.

Guests: 3

Guests Recording: Lee Scott, Betsy Delaney (recorder present, assumed recording)

Motion to approve March 5, 2015 KTD Monthly Board Minutes made by M Cronk, seconded by K Cullen, all in favor that were present for vote – motion carried.

Treasurer's Report

K Cullen reported that cash balances are sufficient and arrears have fallen below \$20,000. The same three properties are seriously in arrears with an additional 3 properties that are 2 payments in arrears, 6 properties that are 1 payment in arrears and 4 residents that owe interest only or outstanding FOI charges.

The water account balance is \$28,140.

In accordance with Board policy a donation of \$100 was made to the Squantz Engine Company in memory of Joyce Cook.

K Cullen is continuing to work with the mortgage holders of the three most delinquent properties and is confident that mortgage holder of the largest delinquency, over \$6000, will make payment. For the other two properties, she is faxing information on taxes due to mortgage holders.

Secretary's Report

E DeLeo reported that all correspondence received in the last month was distributed to Board members.

The Annual Budget Meeting is set for Saturday, May 9th at 10 AM at the Senior Center. The notice will go in the Citizen News and the written notice will be mailed to property owners with the proposed budget.

The Quarterly KTD Report will be coming out at end of month.

To Do Updates

Marina –

E Sears reported that the lake is currently at 427 ½ feet.

(A Magoon arrived)

The Boat Club Form to supply vessel and contact information will be sent shortly.

M Cronk will hook up the main stringer at marina this weekend.

Beach -

J DiFranco reported that the slide that was approved by Board for purchase with contingencies proved to not be suitable. She is researching other slides, one made by Shore Master that is under \$700. Previous slide approval was for \$1900. She will reach out to Chatterton Marina for suggestions.

Roads

P Naryniecki reported that the road sand should be swept up within the next week. Following this, he will be painting bumps and stop sign markers during the daytime. He will also be looking to get new signposts.

Water -

M Cronk reported on behalf of S Plante that there were no updates.

Property Management

A Magoon reported that he had received an email request from taxpayer Rosemary Scott, asking him to revisit past decision made by the Board to mow undeveloped lots owned by non-resident property owners. A Magoon did not feel that it was necessary to discuss at this time since lots do not need to be mowed now and need to do so was speculative at this point. M Cronke stated that past administration had voted to mow lots. A Magoon offered to revisit later, if complaint received. E DeLeo provided the Board Minutes from June 12, 2012 to Andy that documented the discussion and vote taken previously on the matter.

Budget -

E DeLeo provided the name of a potential vendor to P Naryniecki to do assessment of the condition of Southview Rd and Crestway after cleanup was done. This vendor had resurfaced one of the side roads off of Knollcrest Road last year.

Prior to the budget meeting, the presentation needs to be updated. It was agreed that the Board would present a proposed budget with the same numbers as last year.

The budget with cover letter will go out by April 18th including items that would be discussed with community.

K Cullen noted that the approved budget last year ultimately included the small vessel fee (agreed upon at the meeting). K Cullen felt that we should add the \$450 in for this year on proposed budget. It was questioned if this was a budget item or income that is not budgeted for. E DeLeo suggested that it is more like a usage fee since it is unknown how much, if any, will come in as opposed to dock fees, which are assessed based on ownership or renewal for renters. These monies are similar situation to monies that come in for past years. Unless we carry over open receivables due as a budget line, we will collect more than budget. Same situation exists for interest. It was agreed to leave off the small vessel fee as budget approved is really reflective of anticipated expenses. P Naryniecki felt that it was better to be over than under on revenue but that we need to explain to taxpayers that small vessel fee remains in effect for this year. One page budget will show the taxpayer-approved budget.

K Cullen suggested that we use QDS for tax bills again this year as they do the town's billing using same Grand List and the cost of service is the same as last year.

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

Public comment

Resident Penny Johnson attended State of the Lake Event. She provided a recap and will send write-up to Board of event.

Resident Lee Scott He is glad to hear that secretary will document that the Board is recording and felt that it is important to record votes by name for future reference 10 – 15 years down the road so that the names of the board members who voted and how they voted will be known. He stated that the town votes by voter stating their name with yeah or nay.

Resident Betsy Delaney asked when replacing road signs if any consideration would be given to retain historic look of signs as to what they look like now. She also suggested that Phil check with Walter Eppler as he knew where remaining letters were. She felt certain that Walter made sure that leftovers were kept so that individual letters that fell down could be replaced.

Meeting adjourned at 8:09 PM.