

KTD Monthly Board Meeting held February 5, 2015 at 7:30 PM

At the Villa Pasta Restaurant (location change due to poor heating conditions in Windmill)

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

Absent: K Cullen – Treasurer

Quorum Achieved

Guests: 3

Recording: Betsy Delaney

Motion to approve December 4, 2014 Monthly Board Minutes made by M Cronk, Seconded by S Plante, six in favor, zero nays, one abstained - J DiFranco (not present at December's meeting) – motion carried.

Treasurer Report (given by C Franklin)

Account balances as of 1/29/2015 are sufficient. Arrears as of 1/29/2015, total \$38,742.69. 45 taxpayers have outstanding balances with a few days left before due date for January payment without interest penalty imposed. There are 3 liens in place. 1 lien is for 10 payments since 2010 and 2 others are for 6 payments.

Water account balance is \$23, 862.36 as of 1/26/2015.

Generator project, fiscal year to date, expenses total \$42,175.46. This amount includes phase II that was roughly \$30,000 (generator system powered by propane at windmill pump house) and phase III for portable generator/electrical upgrade at entrance pump house.

Secretary Report

State has granted extension on tax payments due in January as a result of the recent snowstorm. One resident had already sent notice with tax payment to ensure that we did not charge them interest.

Board Officers participated in conference call with state FOI Commission and residents to address complaint regarding availability of minutes. Report of call shared with Board. Outcome of call was included in quarterly report to residents.

Quarterly report issued to all residents.

All correspondence received distributed to Board with the exception of snow plowing compliant received today. Additional business attended to included Secretary providing welcome packet to new resident and treasurer responding directly to snow plowing contract question from resident.

Two requests for community rental dock were received. One via email to Knollcrest Marina Director and the other via Facebook contact. E Sears confirmed that both are on waiting list.

To Do List Updates:

Marina-

E Sears reported that although intention was to bring lake level to 418 feet, it did not get below 419.5 feet. The 1.5 feet translates to 15 feet of shoreline at the marina that did not get exposed to cold.

Beach -

J DiFranco received invoice for dock removal with \$85 extra for late removal. She will call Tucker regarding charge since we have not been charged the late removal fee in the past. Extra fee is normally assessed when removal request is made after 9/26.

C Franklin requested that slide be put back on the agenda in the next few months.

Property Management -

Excel sent two invoices for fall work including one for cleanup of leaves/piles on sides of Millway. A Magoon will check [contract] to see if this should have been included in fall cleanup cost.

A Magoon is still trying to get the needed second quote on steps by pump house at Millway/Windmill Rd. He is also still waiting on specs for vent and gutter at this pump house.

E DeLeo noted that Squantz shoveled out our fire hydrants. Board members discussed if we should send a donation to acknowledge their efforts. Request for Motion to send donation to Squantz was made by C Franklin. The motion was not seconded and did not move forward at this time. We will consider allocating money towards donations as part of budget process. Board can decide on distribution once budgeted, including CLA, where other lakefront communities are listed as regular donors in their newsletter.

Roads -

Details of one resident's concern about how vendor is plowing cul de sac, as snow goes towards driveway, was provided. P Naryniecki spoke to our snow plow vendor and asked him to work with resident. Vendor agreed to try to assist, however he noted that the angle is difficult given that driveway is in cul de sac at very end of road. P Nathniecki confirmed that no other complaints have been received on plowing.

Next item on his to do list is to start to think about identifying vendor for sand cleanup. C Franklin confirmed that two years ago, the vendor was Dom's and that last year it was CTS. Excel was mentioned as another vendor that does cleanup.

E DeLeo confirmed that the sand used by town that was put down on Gillotti Rd. is the same sand as used by our vendor in the community. The issue of the sand being used on our roads was brought up in the past.

E DeLeo asked that since the street sign poles are bending due to age, should we consider replacing all including stop signs. Suggesting that we see what the Isle, Knolls, and Sail Harbor have for signposts.

Water -

S Plante communicated concern from K Cullen on bills from electrical contractor. It looks like there may be a duplicate bill since description of service is the same, as is date, on both but one is \$317 and the other is \$285. Since different amount with same date, he will need to find out which is correct or if one is the light for the community sign and the other for the indicator light for pump house.

M Cronk recommended that we need removal steps at pump house in case holding tank needs to be changed out. E DeLeo felt that another alternative is to go all the way to left with steps along side drain and have path parallel to road that runs to door. This would take the replacement of the tanks out of consideration when deciding on steps.

Other Items -

Next month we need to begin budget planning.

Discussion of rent payable. Currently, KTD pays KREC \$1500 twice a year as payment for a total of \$3000. Next payment is due in July. P Naryniecki suggested to raise the rent once new mil rate is set. If agreement is made to hold a year's rent by KREC then first year will be higher or 1.5 yearly rent to pay taxes due in July and carry a year's worth forward.

Motion to close the meeting for public comment by E DeLeo, seconded by S Plante, all in favor – motion carried. 8:14 PM.

Public Comment:

M Radder – While she appreciates snowplow vendor's work, she says that he plows by starting on right side of road, then middle, then left side of road and, as a result, she feels that her driveway gets all the snow since snow blade is always pointed towards her driveway. She spoke with vendor but did not get a favorable outcome and would appreciate Board's assistance since she and her husband have health issues and cannot shovel that much snow. P Naryniecki will discuss with vendor further.

B Delaney – Reported that there is a problem coming out of Crestway and would like the snow pushed back further at corner. She does not see our normal snowplow vendor, Bill Gantert, plowing and feels that there is a big difference when he is not the one plowing.

B Delaney – Asked about financial contribution to firehouse and, although she does not disagree with a contribution, questioned if allowing them to fill from our hydrants would serve as a contribution.

P Johnston – Confirmed that she had sent the correspondence to Board about multi-family homes and had gone town hall to confirm the need for an acre for multi-family residences. She filed formal complaint, complaint must be signed, and was told that it would be beneficial if more residents came forward. She referred to the situation at a former residence where neighbors had subdivided and subsequently obtained a zoning change. The neighborhood, in her opinion, was lost and her concern is with the number of houses on the market in the community, who says that this could not become a real problem here. Board agreed that issue is a zoning issue and not a personal issue.

P Johnston – Raised the concern of non-residents using our beach since no one is checking. There was discussion by the Board to consider beach monitoring by a security service for a few weeks to check who is coming to the beach. Security would use a list of residents with addresses and phone numbers to verify residency/guest status. This is seen as a potential solution by sending a signal that we get outsiders to stop coming.

M Radder – Reported that T. Weth, a resident outside Knollcrest, has built stairs from his property to gain access to Southview Rd. She believes that this improvement is partially on Knollcrest owned property. The path is currently shoveled.

Meeting adjourned. 8:34.