

KTD Monthly Board Meeting held December 4, 2014 at 7:30

At the Windmill

Recording: Rosemary Scott, Betsy Delaney

In attendance: C Franklin – President, M Cronk – Vice President, K Cullen – Treasurer, E DeLeo – Secretary, E Sears – Director-Marina, S Plante – Director-Water System, P Naryniecki – Director-Roads

Absent: A Magoon – Director-Property Management, J DiFranco – Director-Beach

Quorum Achieved

Guests: 4

Motion to approve November Monthly Board Minutes made by M Cronk, Seconded by S Plante, all in favor – motion carried.

Treasurer Report

Cash balance is adequate. Arrears total \$15,045, up from last month due to additional accrued interest. Water sub-account balance is \$21,772.

Reassessment of community properties was received and passed on to P Naryniecki as president of Knollcrest Real Estate Corp. There was a 6% increase in marina of \$3,000 (2 Windmill Rd). Windmill property is the same (9 Crestway). Three in total went up. Pump house property at bottom of Windmill hill (8 Windmill Rd.) went up by \$200 to \$3,500.

Secretary Report

E DeLeo confirmed that letter was sent to resident that continues to park in area posted as no parking. Letter was sent regular mail as first option since in the past registered mail from KTD has been returned unclaimed.

There was only one resident submission regarding the no parking issue received from R Scott.

To Do List Updates:

Water system –

Indicator light will be installed identifying that a well is not operating. The light will be visible from outside of the pump house for easy detection. Reduced water pressure about two weeks ago was due to a pump that did not kick in. However, when pressure falls below 67 pounds, the other pumps kick in. Problem has not occurred in a long time and may be caused by a relay. Light will be installed at bottom of the hill on post. Warren Schomber is getting a price. He was confident that it would be less than \$1000 and mostly dependent on materials. If it proves to be between \$500 - \$1000 we need a Board vote. Board elected to vote on expenditure in case it estimated out at over \$500.

Motion to approve expenditure of up to \$1000 for installation of indicator light that will identify that well is not operating that is visible from outside of pump house made by M Cronk, seconded by K Cullen, all in favor – motion carried.

M Cronk received a request from the State for a drawing of water system. It will be provided by end of month. M Cronk will be meeting with Dave Disbrow on Saturday for input on drawing. The diagram is needed in case someone requests septic work in vicinity of wells.

Roads –

No parking sign and markers were installed.

Treasure has received bill for first installment of plowing contract due December 1st.

Marina –

Main stringer was unhooked. The lake is currently at 424.5 feet with drawdown goal of 418 feet. 428 feet is the summer level.

Outstanding items –

Project to install steps at pump house is still in phase of obtaining estimates. A Magoon has requested previous bid info on steps from M Cronk. It is assumed that he has second bid from mason that E Sears suggested that he would like to compare.

E Sears asked about status of cleaning cul de sacs and storm drains as well as outside of walls going down Millway. C Franklin confirmed that cleaning should go down along Foege property. C Franklin will call A Magoon tomorrow to see about having Excel as our contracted vendor do all of Knollcrest properties.

Electrical panel work is done. This completes generator project. Warren Schomber needs to put outlet back in and light for sign.

M Cronk noted that we need to start budgeting process for next year.

(7:46:56)

Public session –

E sears questioned what we will do if parking continues in area posted as no parking.

C Franklin has spoken to town police and the officer said that we have authority to have car towed by towing company. C Franklin has observed other cars parked in dangerous manner on other streets, suggesting that we need to address these also. S Plante questioned if we should have “no parking signs while snow on ground” in cul de sacs. E Sears stated that there is a problem at bottom of hill even without snow. M Cronk suggested that we make this intersection a three way stop, noting that we can put a stop at bottom of hill since there are steeper pitches at other roads (those that enter in to Rt. 39)

with stop signs. E DeLeo suggested blocking off the bottom of the hill where cars are parking with large planters like those used in NYC as barricades to protect buildings to prevent parking.

Resident P Johnson questioned why town would not get involved when we pay town taxes.

C Franklin reiterated that town will not get involved in issue according to police officer. There was discussion of how the town takes action for similar situation on town roads. M Cronk believes that the town will not take action on town roads unless snow covered. E DeLeo believes that for posted no parking areas, town will take action at any time. As an alternative to towing, C Franklin questioned if we could impose fines like they do at condo developments. The Board discussed past incidents and the process of towing where we paid the towing company and at the time that the vehicle was released to owner, the owner paid the towing company and we were then reimbursed.

There was discussion of the need to be prepared to defend any action taken. The Board agreed to assess the outcome of letter sent asking resident to think about his neighbors and their safety as well as the safeguard of his vehicle and stop parking in the no parking zone. The concern was raised that if we tow, the resident may ask why action was taken when others are parked in the street creating a hazard also.

Resident R Scott raised the concern that residents with small driveways or multiple cars in the household that necessitates shuffling around cars in the driveway results in on street parking.

E DeLeo noted that residents address this issue by parking on lawn (added pull-ins).

Resident R Scott suggested the Board offer resident other solutions such as brokering a deal between resident and neighbor to use the neighbor's driveway when the neighbor is not there. She suggested that a deal where resident would shovel the neighbor's driveway in consideration of allowing parking be negotiated by the Board.

The Board cited the liability in getting involved in making deals between neighbors and suggested that she could bring idea to the resident.

Resident B Delaney questioned if realtor sign were now being allowed in the community. She is referring to sign on northside of Eastview Rd that she said has been there for the past month.

The Board was not aware of the sign until today as no one had reported it. The Board will contact realtor to have sign removed.

Resident B Delaney suggested that the Board send letter to three major realtors alerting them to our restrictions.

Resident B Delaney stated that she had spoken to state trooper about parking situation at the bottom of the hill years earlier when she was a Board member and that we just need to change sign to include STC designation to enable enforcement by town.

E Sears believed that we had tried to obtain signs but did not have legal authority to use these signs.

Resident R Scott raised the concern that last month she had requested the October minutes the day of the November meeting and received them the day after the meeting with notice that it is policy to not make minutes available until approved. She feels that this is against statutes, citing that she had emailed Tom Hennick, CT FOI Education Officer and that he had left her a voice mail in response saying that we must provide the meeting minutes within 7 days. She offered to play his voice mail message for us.

The Board feels that we are following Tom Hennick's direction to provide votes within 7 days of the meeting as these fully meet the requirement for meeting minutes. The Board offered to set up a conference call between her, the Board, and Mr. Hennick to reconcile the different direction.

Motion to adjourn (8:05:48) made by E Sears, seconded by S Plante, all in favor – motion carried.