

KTD Monthly Board Meeting held November 6, 2014 at 7:30 PM

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

Absent: S Plante – Director-Water System, P Naryneicki – Director-Roads

Quorum Achieved

Guests: 3

Motion to approve the October 2, 2014 KTD Monthly Board Meeting Minutes made by M Cronk, seconded by K Cullen. Six yes. Zero no. Motion carried.

Treasurer's Report

Cash position continues to be strong. Arrears totals \$14,800. One payment was received in December. The arrears include one resident with 9 delinquent payments and 2 marina charges (total is \$5600). Two residents are missing 5 payments and seven are missing 1 payment. One resident is delinquent by interest only and another by FOI fulfillment charge.

The water system sub account has \$ 21,800 and the cost of generator project remains unchanged.

Treasurer reported that financial statements were mailed to homeowners the prior day. This mailing included the parking notice.

In response to a Board member inquiry, the Treasurer reported that delinquency notices are sent 30 days after taxes due – August 1 and February 1.

The delinquency of marina dues was raised as an issue by a Board member. Another Board member suggested that a personal discussion with the dock owner should be considered. \$450 owed on marina that represents two seasons.

In response to Board member question, it was confirmed that one small vessel is fee is outstanding and that interest is not charged on delinquent marina dues.

Treasurer will check with former Treasurer about additional actions taken in the past to try to collect delinquent taxes. It is believed that former Treasurer would identify mortgage holder by checking filings in town and contact the mortgage holder and that usually the mortgage holder would pay the delinquent taxes and would add to mortgage escrow requirements.

Secretary's Report

Only correspondence to report beyond coordinating responses for community gathering was that resident, Rosemary Scott, had submitted transcript of prior meeting's public comments that she made. This transcript will be filed into record. The same resident sent request for minutes from October meeting. They will be provided to resident to fulfill this request once approved by Board, as per Board policy.

To Do List Updates:

Water System –

S Plante is still waiting to meet with Dave Disbrow about new well. Last month the state contacted S Plante about a needed survey. The information had been provided previously but not in the format needed. The required format was submitted to the state as requested.

W Schomber should be starting on Phase III of generator project shortly.

Marina –

E Sears reported that the lake level is at 426 feet now. There is one boat in shallow part of marina that needs to be moved. E Sears will contact all boat owners with boats still in their slips. The lake level is expected to be brought down to about 417-420 feet this winter. E Sears will contact Phil to see if any of the remaining boats are on his schedule to be removed before contacting each owner still in.

Sterile carp are scheduled to be introduced into the lake next year following the requirement for the lake owner to hold public forums in each town surrounding the lake to discuss introducing carp. There is an estimated 500 acres of milfoil that needs to be controlled. The lake will be stocked with the carp at a level that is expected to control the milfoil without wiping out all of the vegetation.

Beach –

M Cronk addressed issue with the anchor on the main dock at beach to prevent racking.

J DiFranco reported that all services are turned off with the exception of shutting off the water system. Tucker still needs to bring in the diving board dock.

Property Management –

A Magoon requested spec for vent at pump house from M Cronk so that he can get additional bids. A Magoon will contact Danny Wayne to see if he is interested in submitting a bid.

Roads –

P Naryniecki sent email to Secretary today confirming that he had the contract in hand for snow plowing and was looking for vote. Price is the same as last year.

Motion to approve the snow plowing contract received from Billy Gantert made by A Magoon, seconded by M Cronk. Six yes. Zero no. Motion carried.

The speed bumps have been painted at entrance to community and top of windmill hill. One more needs to be done on Windmill Rd. between Millway and entrance to community. Reflectors will be put in place to indicate curbing. Since next Tuesday is supposed to be warm, the remaining bump will be painted as long as it reaches 55 degrees.

Other business –

It was reported that about 70 residents attended the Halloween Tail Gating Gathering. Receipts for reimbursement were submitted to Treasurer.

M Cronk reported that contractors (Water Professionals, Dave Disbrow, and Warren Schomber) have raised concern about slope at bottom of hill at pump house. There is a steep incline that is difficult to navigate and is especially hazardous in the winter. A bid for the work was received from Excel that includes 14 steps, 4 feet wide made of pre-cast concrete - cost \$3800. M Cronk will work to get a second bid based on Board's decision to move forward on project to address concerns. While it was suggested to get estimate of job using wood, this was seen as not lasting as long as concrete. Whatever is done, will be at ground level to avoid permitting

It was noted that steps would need to keep clean in storm and it was questioned if we should consider railing.

The fall cleanup is pending by property management contractor. Cul de sac and drains will be addressed. A Magoon will touch base with contractor to see when work would be done.

Public comment –

Rosemary Scott questioned what action was taken regarding the parking at bottom of hill. Board response was that parking notice was sent and the placement of the no parking sign is pending. Once sign is in place enforcement will be escalated including a personal contact as needed.

Motion to adjourn (7:59) made by J DiFranco, seconded by E Sears. Six yes. Zero no. Motion carried.