

KTD Monthly Board Meeting held October 2, 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, S Plante – Director-Water System, P Naryneicki – Director-Roads, A Magoon – Director-Property Management

Absent: none

Quorum Achieved

Guests: 4

Motion to approve the September 4, 2014 KTD Monthly Board Meeting Minutes made by E DeLeo, seconded by M Cronk. Eight yes. Zero no. Motion carried.

Treasurer's Report

Cash position is strong. Several payments were received over this past month. Currently there are 8 properties in arrears for a total of 15,400. 1 property owner is 11 payments in arrears with 2 of these payments representing marina fees, 2 are 5 payments in arrears, 1 is 2 payments in arrears, and 4 are the most recent tax period only. 1 resident owes the small vessel fee. There are 3 additional receivables. 2 are interest only and 1 represents FOI fees.

There is currently \$23,323 in the water system sub-account. The generator project has cost \$39,483 with only Phase III (portable generator hookup for wells at entrance of community) outstanding.

Frontier will be taking over AT&T.

Secretary's Report

All resident submissions received since last regular monthly Board meeting were distributed to Board members.

All updated contact information for Board members was compiled and distributed to Board members.

Finalized vendor guidelines were distributed to all Board members.

The Board received two correspondences that were mailed in. A concern regarding the speed bumps and pothole at community entrance and an FOI charge complaint. The FOI charge complaint was forwarded via email to the CT FOI Commission and Tom Hennick, CT FOI Public Information called E DeLeo and then confirmed the discussion via email that Knollcrest Tax District is in compliance. His response was shared with the Board member and will go to file with the complaint.

To Do List

Roads –

Since this year is a rebid year for snow plowing, bids were requested from Excel and Billy Gantert. Each provided snow removal bids. They both bid the job for the same price. No contact was made to Joe Istvan since the other two bids were identical and concern was that Joe does Candlewood Isle as a one man operation which could negatively impact his ability to do both jobs. It was agreed that we will wait for written bid to approve.

P Naryneicki called town about pothole. If they do not fill in this week, he will go to where town is patching and get some blacktop to fill himself. Using the paint in the windmill, as many bumps as possible will be painted starting with the bump at windmill.

Reflectors will be put where curbing was installed on southeast corner of Southview Rd and where other curbing was installed this past year.

Beach –

Card from Tucker received by M Cronk and he will forward to J DiFranco to return to Tucker notifying them that we wish to have them remove our swim dock. J DiFranco will pull ropes this week or next.

Payments made to teens that raked beach.

Garbage pickup will be continued through October in case there is a get together.

Decision will be made as to whether to leave buoy in or take out at the time when ropes are pulled in.

Marina –

C Franklin filled in the hole next to the dock landing with a bag of pebbles. More is needed, he and E Sears will get some along with soil and grass seed.

Property Management –

Bushes need to be cut back from electrical service panel another 2 feet further. There will be a little hole but not really noticeable. Electrician is ready to start once the bushes are cut.

A Magoon requested updated insurance certificate from Jen Bundy.

Water system –

W Schomber will add lighting to illuminate entrance sign while he is doing electrical work for electrical service panel. This will be added on to work and since it is less than \$500 no vote needed.

S Plante went to get warranty information for generator. Warren will take care of getting that in place.

We are still waiting on state. First step is approval to dig well. Second is approval of location of well. The survey previously done was needed for this second step to prove that well will be more than 75 feet away from a septic system in order to pump up to 9.99 GPM.

S Plante took care of the declaration of personal property form that needs to be filed annually. This is part of assessment process. Assessment includes the amount spent on the generator project.

Other Business -

Discussion of another get together with a Halloween theme. Last year's get together was Columbus Day weekend. This year's get together will be themed more towards the kids. Decision was made to have the weekend before Halloween. E DeLeo asked for help and allocation of funds. \$250 - \$300 needed last year. Get together will be 3 weeks away, plenty of notice with Sunday rain date. Date set at 10/25. Get together will include a costume contest and pumpkin carving.

Motion was made to allocate \$250 for get together by J DiFranco, seconded by M Cronk. Eight yes. Zero no. Motion carried.

Fall decorating will be done also.

Regular session closed for public comment.

Public Comment

R Scott -

Resident stated that car has been parked at bottom of windmill hill this whole month, almost every day. Winter Survey results had several complaints. She questioned if we have addressed this. The Board will send another letter.

Discussion of replacing the no parking sign that was broken off. P Naryneicki will get a price on replacement post.

Resident referred to snow plowing comments in Winter Survey. Survey had complaints about side roads.

Resident suggested that the anchor on the beach dock corner that causes dock to rack since the dock comes to rest on the one anchor needs to be moved out of the way or dock moved before the water goes down.

Motion to adjourn (8:04) made by S Plante, M Cronk seconded. Eight yes. Zero no. Motion carried.