

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – SEPTEMBER 3, 2015

At the Windmill

Board in Attendance: C Franklin – President, M Cronk – Vice President, K Cullen – Treasurer, P Johnston – Secretary, P Naryniecki – Roads Director, J DiFranco – Beach Director, S Plante – Water System Director, E Sears – Marina Director

Board Absences: A Magoon – Property Management Director

Quorum Achieved

Guests: 2

KTD Secretary records all meetings.

Guests Recording: Lee Scott, Betsy Delaney

Motion to approve July 9, 2015 Monthly Board Meeting Minutes made by M Cronk, seconded by P Naryniecki, E Sears – Abstained. All others in favor – motion carried.

Motion to approve August 8, 2015 Annual Meeting Minutes made by M Cronk, seconded by K Cullen, all in favor – motion carried.

Treasurer’s Report

K Cullen provided balances in bank accounts. Financial reports were provided as of September 1, 2015. 17 Residents still owe tax money or marina fees. Lien notices were sent to 2 residents.

Spotlighted the realigned Treasurer duties – most notably, Marina duties given to Marina Director.

Major change proposed to send 2 of the community mailings electronically: Proposed budget (2 pages) and financial statements. **Consider and will put to vote at next board meeting.**

Process for vendor and contractors was distributed along with vendor engagement guidelines.

Secretary’s Report

P Johnston provided recap of community notices sent (bluegreen algae/Eversource tree trimming) and updates of transition materials

P Johnston is **not** taking signing authority on the bank account due to the fact that she is the bookkeeper.

Requested guidance from Board on dealing with communications.

Made a suggestion about asking owners of vacant lots if we can use property for a community garden to help defer cost of mowing.

Marina

E Sears reported that a Zebra Mussel Hotel was installed - happy to report no occupants to date. Spoke with Mark Howarth of CLA about buffer garden. Brian Wood of FirstLight offers free of charge design layout. Will contact as soon as possible.

Contacted resident to inform them that renter is not eligible to rent next year due to house sale.

Discussion about what constitutes a "Resident in Good Standing" for community owned slips. **To be voted on at next board meeting.**

Beach

J Difranco reported one more weekend of raking. Decision made to rake until end of September. One person may be available.

Will notify Tucker & Sons that we will be pulling our own docks. Tentative date is 1st weekend of October – weather permitting.

Water

S Plante reported that well drilling is complete. Had to drill 100 ft deeper than expected to 340 feet. Casing is 120 feet. Need results from Hydro Technologies before well is added to our system.

Broken fire hydrant is not covered by insurance. Waiting on contact name from Disbrow Pump to call and get estimate for repair.

Communication from State DPH about water conversation plan. Board does not feel it is an issue but will send a notice to residents to be prudent in water use.

Roads

P Naryniecki received a letter at meeting from Walter Eppler requesting to move signs. Mr. Eppler will do with help at no cost to community except materials. Will arrange a meeting to find out more and communicate with Board before okay to go ahead. Also Mr. Eppler plans on staining the back of the windmill sign.

Spoke with Bill Gantert regarding plowing for the upcoming winter. He is interested and will be available. No contract or amount was provided.

Property Management

No director's report

President's Report

C Franklin provided a recap of August 26, 2015 meeting with Attorney Richard Smith.

- Inquired how Board should handle negative press and if it should respond. *Answer: Board should respond to all allegations to keep community informed*
- Can we publish names of delinquent taxpayers? *Answer: Yes*
- Can we charge interest on past due boat slips fees? *Answer: Yes*
- When can we place a lien on a property? *Answer: As soon as any payment is past due.*

- By-Laws need to be updated to include email etc. *Attorney Smith is reviewing our By-laws, Regulations and Rules to make recommendations. He will also inform us of the next step should we decide to move forward (ie board vote or community vote)*
- Beach trespassing issue. *Answer: Call the police*
- Multi-Family House issue. *Answer: Does not understand why the Town of New Fairfield is not enforcing it's own zoning laws. Suggested more residents speak up and they will have no option but to look into issue.*

Vice-President's Report

M Cronk presented ideas of looking forward for the community in a positive light.

- Investing – should we look at other ways to invest the community money?
- Asked all to think about 2-5 year plan for all areas. What needs to be done.
- Community safety and security is #1 concern of all residents. Should we consider putting in an entry control point with cameras or another option.

Discussion continued on community safety and security. We are noticing signs of potential trouble (ie petty vandalism, a lot of unknown people hanging around)

Public Comment

None

Motion to close meeting made by E Sears, seconded by S Plante, all in favor - motion carried.

Meeting Adjourned. 8:37 PM