

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – NOVEMBER 5, 2015

At the Windmill

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

Board Absences: M Cronk – Vice President

Quorum Achieved

Guests: 2

KTD Secretary records all meetings.

Guests Recording: Lee Scott, Betsy Delaney

Procedural Motion to approve Board meeting minutes as originally prepared as long as a Board Member has no changes made by P Naryniecki, seconded by K Cullen. Any changes on public comment will be included in following months minutes. 5 in favor, 1 oppose, 1 abstain – motion carried.

Motion to approve the October 1, 2015 Board meeting minutes as originally prepared made by K Cullen, seconded by S Plante. 5 in favor, 2 abstain – motion carried.

Treasurer's Report

K Cullen provided balances in bank accounts. Financial reports were provided as of November 5, 2015. Four properties will now have liens against them.

Financial statements for 13-14 fiscal year prepared by accountant had to be corrected to capitalize the dock cost. Also 14-15 fiscal year financials have to be restated to reclass the cost of the slide. A note highlighting this will accompany the financial statements.

Secretary's Report

P Johnston provided Welcome Kits to new residents. Directed potential new resident to website for information on community.

Request from L Scott to change word from confronted to met up with included in overview of his public comment at October 1, 2015 Board meeting.

P Johnston sent out water disruption notice to community. Received email from B Delaney that I neglected to BCC the email addresses of residents which is a violation of privacy. Sent another notice to all residents apologizing for error.

On advice from Attorney Smith, P Johnston presented a petition that was received by the Board at PO Box regarding the letter in the Citizen News. The petition had 41 signatures from 25 addresses. Attorney Smith stated that the petition calls for no Board action. P Johnston also noted that there was a retraction letter placed in Citizen News.

C Franklin addressed the issue presented to Attorney Smith regarding By-Law changes. It is written in By-Laws that only 2/3 vote of the Board is needed to make a change. This does not pertain to Rules and Regulations which are Deed Covenants. The Board will present at the annual meeting to determine if community favors emailing the financials each year to reduce cost.

Roads

P Naryniecki is waiting on the signed contract and insurance certificate from plowing contractor.

Marina

E Sears reported that most of the boats have been removed.

C Franklin requested comments on offering residents boat storage at marina to generate money for the community.

Beach

J Difranco reported docks will be pulled in Saturday, October 3, 2015 – Board members offered to help M Cronk and J Gilbert with the task.

J Difranco will contact Disbrow to make certain that the foot wash has been turned off. S Plante was confident that had been done.

Property Management

A Magoon waiting on Excel contract and obtaining updated insurance certificate.

Water

S Plante reported that the new well results are in and fine. All paperwork can now be submitted to State in order to connect to our water system.

Fire Hydrant repair is scheduled for Tuesday November 10, 2015, weather permitting. Hydrant will be moved slightly for better protection. Board members will post temporary signs reminding residents of repair. Fire Dept has been notified of repair.

S Plante and J Beers are compiling an instruction manual with pictures of the water system along with showing a few residents the works for more coverage.

Vice President Report

In M Cronk's absence, he sent an email informing the Board that during the power outage he checked the generator. Upon arrival, the generator was operating properly. M Cronk praised the work that S Plante, J Beers and W Schomber have done to make certain the community will have water. Board also would like to note that M Cronk has donated countless hours to our water system.

The 2-5 year plan compilation is coming along and will provide an update at the January 7, 2016 meeting.

Public Comment

L Scott commented on the posting of the minutes as well as the handling of corrections to those minutes.

B Delaney commented that she felt that J Difrancio was mistaken in what she witnessed at basketball court.

Motion to close meeting made by P Naryniecki, seconded by A Magoon, all in favor - motion carried.

Meeting Adjourned.