

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, JANUARY 7 2016

At the Windmill

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

Board Absences: A Magoon – Property Management

Quorum Achieved

Guests: 4

KTD Secretary records all meetings and J DiFranco – Beach Director recorded this meeting.

Guests Recording: Rosemary Scott

Motion to approve the November 5, 2015 Board meeting minutes as originally prepared made by P Naryniecki, seconded by K Cullen. 6 in favor, 1 abstain – motion carried.

Treasurer's Report

K Cullen provided balances in bank accounts and arrears total. Financial reports were provided as of January 5, 2016. Three properties have liens against them.

Financial statements were mailed to all residents in December.

Board voted via email to make a \$100 donation to Squantz Engine Company. 6 – yes votes to approve

Roads

P Naryniecki reported that there is nothing to report. E Sears mentioned the crumbling pavement patch at Crestway and Millway – to be repaired in spring.

P Naryniecki suggested that we install concrete columns to protect fire hydrant at Windmill and Millway. He will price out and present at next meeting.

Marina

E Sears reported that the lake remains at normal July levels. The pins will be pulled on the marina dock in case of a fast freeze.

Beach

J DiFranco had nothing to report. Director wanted to make certain that some repairs were on the list for the spring.

Property Management

A Magoon was absent. Nothing reported.

Water

S Plante reported that the new well paperwork has been submitted to State in order to connect to our water system. We are waiting to hear back from the State. We will flush the well before the State visits again. M Cronk also reported that the Certified Operator finalized and submitted the required paperwork to go along with. All paperwork was submitted at once.

Low pressure level light has been coming on. J Beers purchased necessary parts to replace and repair.

Vice President Report

M Cronk compiled 2-5 year plan for upcoming May budget meeting and provided highlights.

P Johnston suggested that we send a survey out to residents for additional input – requested E Deleo's assistance – she agreed.

C Franklin suggested that we advertise for a handyman due to fact that the volunteer system isn't working. P Johnston will contact HATHS to see if they are available for minor repairs.

Secretary's Report

P Johnston reported all correspondence with residents.

Discussed confusion experienced by residents concerning Knollcrest News which is not affiliated with the Board. Guest R Scott stated for Knollcrest News that she hadn't received anything from any residents and wanted to contact new resident.

The Board received correspondence from a resident suggesting the community consider purchasing their house for a clubhouse. Board discussed different ideas. Board will do extensive research before presenting idea to community. More discussion will continue at next meeting.

Spoke with W Eppler and he agreed to continue to keep the community map current as long as he is provided with the information.

Public Comment

B Delaney commented that she was not recording as originally mentioned by President. Also informed Board of a truck that came very close to hitting the fire hydrant at Windmill and Millway.

E Deleo commented that when she was Secretary – an adverse possession letter was sent to residents that encroached on community property and it is part of public record. She further explained how the process would work should the homes change hands.

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

Meeting Adjourned.