

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, MARCH 10, 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, A Magoon – Property Management

Board Absences: None

Quorum Achieved

Guests: 6

KTD Secretary records all meetings.

Guests Recording: Rosemary Scott, Betsy Delaney

Motion to approve the February 4, 2016 Board meeting minutes as originally prepared made M Cronk, seconded by K Cullen. 5 in favor, 3 abstain – motion carried.

Treasurer's Report

K Cullen provided balances in bank accounts and arrears total. 13 properties are still in arrears for taxes, boat charges or interest.

Webster Line of Credit is approved and paperwork is ready to sign and send in.

Secretary's Report

P Johnston reported all correspondence sent for the past month.

Secretary requested a vote on seeking legal advice on the adverse possession package which included the letters originally sent to the residents in question along with all of the minutes detailing the discussions and votes by previous boards. S Plante made motion to seek legal advice – seconded by A Magoon. All in favor – motion carried.

State of Conference is April 2. Secretary and Marina Director attending for community.

Beach

J DiFranco reported that plastic brace at bottom of slide is cracked. Needs to be repaired before installed for season. Also, steps going into water will be cemented and the loose steps at the children's beach will be repaired before the lake level rises.

Marina

E Sears had nothing new to report.

There was discussion about checking all the anchor lines for the docks and reattaching the stringer as soon as possible.

Water

S Plante reported that all paperwork is complete and submitted to the State of Connecticut for the new well. Due to water crisis in another state, State of Connecticut required additional testing of the water before they will grant the okay to connect to our system.

Venting was completed at the pump house.

S. Plante brought up the subject of building a pavilion for community use on the basketball court. He described it as a screened room with a roof and a deck overlooking the water. The pavilion may replace the basketball court depending on its position. S. Plante had a preliminary discussion with a member of the NF town zoning department regarding its feasibility. The Board will continue this discussion and refine the plan and, if approved by the Board, will bring it before the residents at the annual meeting.

Property Management

A Magoon discussed contract modifications with Excel – changing payments sent when invoice received to regularly scheduled contract payments with extras being invoiced along with vacant lot mowing more regularly due to their equipment limitation. Excel's updated insurance certificate has been received.

P Johnston inquired about the community garden suggestion relating to the vacant lots to help offset the cost of the mowing of private property.

Roads

P Naryniecki reported about 2 proposals received for road sweeping. A lot of discussion followed regarding the history of the vendors and past job performance along with pricing. Big concern is that this year, the sand on the roads is substantially less than prior years and wondering how the vendors arrived at their pricing. More clarification is needed to be provided to the vendors to get a more accurate idea if the prices are comparable.

Resident from Eastview contacted Roads Director concerning water runoff from most recent rain storm. Board has documentation that it provided a solution to this homeowner. The homeowner did not agree to the suggestion. It was left that the homeowner was supposed to present their recommendation to correct the problem. The homeowner's neighbor is a witness. Secretary will search the minutes to find the trail of discussion.

P Naryniecki has priced out the protection bollards for the fire hydrant. Roads Director will meet with Water Director to determine placing and find a vendor to install them properly. A suggestion was made that this be added to the long-term plan to install around all fire hydrants in neighborhood.

Budget Discussion

K Cullen provided everyone with an overview of the current budget numbers vs the actual spending to date. M Cronk will present at the May Budget Meeting. Budget numbers need to be solidified by next board meeting. Each director gave suggestions for their area of responsibility.

Vice President Report

President questioned when the last time the insurance policy was quoted.

M Cronk reported about the upcoming insurance renewal for property liability and directors insurance. He has a meeting scheduled with a company to quote on the existing policies. A few board members

felt that it was better to stay with the same company for reliability but others felt we should follow the same procedure as other vendors. Board would also like specifics of what is covered considering that the fire hydrant repair was not covered.

Public Comment

M Gasparino commented on the speed bumps. He wondered if they could be modified.

B Delaney complimented the sign notifying residents of the board meeting. She also fails to understand how this Board without conscience can continue to charge the taxpayers to mow 2 private properties in this community. During her tenure as President, she was able to talk to the residents and have them take care of their own mowing. She went on to comment that as soon as she was off the Board, 2 members starting having the lots mowed again stating the excuse of a regulation which she feels that a lawyer will advise is no longer enforceable because of a law on the books. She feels the Board should know that it is exposing the community to possible liability.

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

Meeting Adjourned.