

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, JUNE 2, 2016

At the Windmill

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

Board Absences: M Cronk – Vice President,

Quorum Achieved

Guests: 4

KTD Secretary records all meetings.

Guests Recording: None

Motion to approve the May 5, 2016 Board meeting minutes as originally prepared made P Naryniecki, seconded by E Sears. All in favor – motion carried.

Motion to approve the May 7, 2016 Annual Budget meeting minutes as originally prepared made to J DiFranco, seconded by K Cullen. All in favor - 5, abstain – 1 – motion carried.

Treasurer's Report

K Cullen provided balances in bank accounts and arrears total. 11 properties are still in arrears for taxes, marina fees or interest.

Grand list increased slightly so mill rate decreased slightly to 2.5484.

Roads

P Naryniecki reported that he has received a proposal on the work that needs to be done – spots rather than whole roads (catch basins, spillways etc). He plans on getting other estimates.

Bollards around fire hydrant still to be installed.

Beach

J DiFranco reported that bracket on slide will be repaired this weekend.

CTS no longer has a truck small enough to deliver sand to the beach. Researching who can pick up a load of sand from O&G in New Milford to deliver.

Garbage and Porta Potty service has begun. Raking schedule just about complete – questioned the scheduling of marina maintenance.

Water

S Plante reported that well #2 went down due to burned out control panel. It has been repaired and is up and running.

J Beers has ordered 2 blow-offs and will order one more. Installation will be coordinated with Disbrow and Roads Director so that it is completed before road work is done.

Marina

E Sears reported that all Knollcrest owned, rented slips have been paid for and contracts returned. Also, of the 23 deeded slips, 14 owners have sent in their paperwork and payment along with a few small vessel fees.

He also reported that he was disappointed by the lack of response relating to the proposed buffer garden. At the present time, there is no legislation that mandates when the buffer garden has to be completed by. Additional input from master gardeners will be researched. Currently, it is on hold due to the impending milfoil season – looks to be an expensive year for removal as the weeds are already higher than mid-season last year.

E Sears reported that a community owned slip is available for rental but due to the size of the boat next to it, this slip will be hard to fill.

A resident that is in arrears for small vessel fees inquired about having a function at the basketball court. An email will be sent to the resident informing them of decision along with a hold harmless agreement. A deposit is required for damage to property.

Motion by P Johnston that anyone in arrears for any fees owed to Tax District (ie tax, marina fee, etc) is not eligible to reserve community property (ie basketball court , tables, tents, grills etc.) for a private function unless paid in full. Seconded by E Sears. All in favor – 5, Abstain – 2, motion carried.

Property Maintenance

P Naryniecki obtained an estimate for gutters on the pump house which proposes to bury the drain pipe to prevent erosion of hill. He will meet with J Beers and S Plante to be certain it will not interfere with any underground items.

A Magoon will contact J Bundy in order to obtain current agreement and insurance certificate.

Secretary's Report

P Johnston reported on requests for Budget presentation, recording of Budget meeting and sign in sheet from Budget meeting.

Secretary stated the notices sent and complaints received.

Very happy to report that 76 homes responded to Meet and Mingle at beach! However, a complaint was received regarding the first notice – secretary checked with email provider (1 and 1) – 104 emails were sent with no exceptions. Also it was implied that the Board had previously voted to charge residents a fee for their guests. The minutes were researched and no formal vote was ever taken on this to warrant.

Email received concerning a tree on Eastview that Eversource has determined is “tree owner’s responsibility”. A resident affected by this tree presented tag from Eversource to prove. Board

discussed and could not come to an agreement if community should pay for. Another call to Eversource will be made to see if we get the same response before a determination is made. Board assured the resident that we will keep them informed of status of project.

Email received about parking at Windmill and Millway. Board discussed the problem.

Motion made by A Magoon for no parking at any time at Windmill and Millway. S Plante seconded, all in favor – motion carried. A notice will be sent to the community to inform of the decision along with the sign being placed there and possibly painting a no parking zone on street.

At the Meet and Mingle party, 2 families donated all the beverages that were enjoyed and another family donated the sausage grinders that everyone couldn't get enough of!!

Notice will be placed in the paper for the upcoming due date of taxes.

W Eppler is working on the garden at the entrance. He is also staining the signs and will be removing the tops to paint. He wanted everyone to be aware so that no one reported them stolen.

Secretary mentioned the non-resident use of our private beach -residents of Knollcrest Road had been informed from their realtor that they are entitled to use our beach. A resident mentioned that he had previously called the State Police regarding the late night activity of teenagers at our beach. The chain with lock will be installed again at night to deter the behavior. M Gasparino offered to be the chain/lock keeper – P Naryniecki will research chain and lock. Also, secretary will send a notice to the local realtor association to inform them what makes up the Knollcrest Tax District.

Nominating Committee

A Magoon has volunteered to chair the Nominating Committee for this year. He is in the process of recruiting two community members to assist. The Board is looking for new volunteers.

Public Comment Follow up

No public comment needed follow up.

Public Comment

M Gasparino added more input on private gathering details – deposit, set up etc. E Deleo mentioned about the one day insurance policy needed for private events.

E Deleo expressed thanks to everyone just in case she has to leave without seeing you.

S Plante was reminded about his pavilion proposal.

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

Meeting Adjourned.