

## **KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, JULY 21, 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, A Magoon – Property Management

**Board Absences:** S Plante – Water System, J DiFranco – Beach Director

### **Quorum Achieved**

**Guests: 4**

**KTD Secretary records all meetings.**

**Guests Recording:** L Scott, B Delaney

**Motion** to approve the June 2, 2016 Board meeting minutes as originally prepared made P Naryniecki, seconded by K Cullen. All in favor – 4. Abstain – 2 - motion carried.

### **Treasurer's Report**

K Cullen provided balances in bank accounts and arrears total. A total of 4 homes have liens placed on them. Tax bills were sent to residents. US Government Survey was filed and Knollcrest Tax District financials were filed with Town of New Fairfield to fulfill the annual requirement for the current year.

### **Secretary's Report**

P Johnston reported on notices sent for past month and complaints/comments received from residents regarding cul-de-sac parking, stop signs, golf carts, and non-resident use of Knollcrest property.

Community reminder notice to be sent out to residents. Suggestion made by M Cronk to establish a committee to review and modify rules and regulations – more discussion to be presented in new fiscal year.

E Sears made a motion to set the Annual Meeting for August 20, 2016 at 10am at the Windmill, seconded by A Magoon. All in favor – motion carried.

Discussion ensued regarding the non-resident use of Knollcrest property.

The tree on Eastview that was brought to the Board's attention by 2 residents was researched with Eversource. Eversource confirmed it is a homeowner issue. One resident was in attendance and again requested that Knollcrest trim the tree. He is upset that it has been 2 months already with no action. Eversource will be contacted again to have them look at tree for 3<sup>rd</sup> time.

### **Marina**

E Sears reported that the lock at the boat launch was cut. A new lock was purchased.

Milfoil is the issue with residents not being able to get their watercraft out of cove. M Cronk is attempting to remove enough to create a path without having to hire an outside contractor. Inquires will be made after that to see if sufficient or if further action is required.

E Sears requested discussion on how to handle the issue of the boat and jetski in an unpaid homeowner slip. Renter of home does not respond to Board. Letter will be sent to homeowner and lien issued if non-compliant.

### **Water**

M Cronk reported in S Plante absence. A few homeowner shutoff requests were handled. Paperwork is all filed.

### **Roads**

P Naryniecki reported that he is getting other estimates and would like to show President the scope of project on Saturday.

Bollards around fire hydrant still to be installed. Secretary will provide pictures to show what is underground for placement.

### **KREC**

P Naryniecki informed Board of balance in RE Corp checking account and requested \$3000 to pay the taxes due to the Town of New Fairfield. At Annual Meeting, an election of officers needs to take place. A notice will be sent to seek an alternate to replace resident that moved.

### **Beach**

J Difranco reported via email that the milfoil is presenting itself near the dock and ropes. Board will check on Saturday before further action is taken.

### **Property Maintenance**

A Magoon will keep on top of tree work project. He will pick up signed agreement and insurance certificate from J Bundy. Excel bill will be broken down to distribute properly between marina/beach/property maintenance.

### **Nominating Committee**

A Magoon reported that he is getting close to finalizing the slate. He is aware of the 10 day requirement of posting for community review.

### **Public Comment**

L Scott questioned where the "No Parking" sign is for the bottom of Millway and Windmill. He also presented a picture of tire tracks on roadway and reported that 5 residents are also tired of the noise. L Scott wants Board to address with homeowner so that he doesn't need to "escalate it outside the community".

B Delaney presented business card of insured contractor to rebuild stonewall at windmill. She feels it is a good idea to revisit the restrictions and regulations and reminded the Board that you need to check

with State regulations that may have changed also. B Delaney also recounted her experience with a resident not stopping at the stop sign on Millway and Crestway.

E Deleo suggested that Board only open floor to interested parties so that meeting doesn't become a "free for all" and is more organized.

**Motion** to close meeting made by A Magoon, seconded by K Cullen, all in favor - motion carried.

**Meeting Adjourned.**