

## **KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, SEPTEMBER 8, 2016**

### **At the Windmill**

**Board in Attendance:** C Franklin–President, P Naryniecki–Vice President, K Cullen–Treasurer, P Johnston–Secretary, M Gasperino–Roads Director, A Magoon–Property Management, M Cronk – Water, J Glick–Beach Director

**Board Absences:** E Sears – Marina Director

### **Quorum Achieved**

**Guests: 3**

**KTD Secretary records all meetings.**

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

**Motion** to approve the July 21, 2016 Board meeting minutes as originally prepared made M Cronk, seconded by K Cullen. All in favor – 5. Abstain – 2 - motion carried.

### **Treasurer’s Report**

K Cullen provided balances in bank accounts and arrears total. A total of 4 homes have liens on them. A donation was made to CLA in memory of W Naryniecki.

K Cullen reported that the dock has been fully paid for by the Marina funds.

Financial reports that had been distributed last month to directors had understated expenses for the water account due to the reclassification of expenses to capital improvements.

Letter of Engagement has been received from accountant with cost staying the same.

Arrears letters were sent and invoices sent to empty lot owners.

K Cullen distributed the Contractor Work Checklist. She also went over key points of what is required by the Tax District in order to hire a contractor (ie insurance certificate, contract and bids). K Cullen offered assistance to the new directors if needed.

### **Secretary’s Report**

P Johnston reported on notices sent for past month and complaints/comments received from residents regarding cul-de-sac parking, Knollcrest Road residents using our private property and town newspaper paper being incorrectly identified.

August 20 Annual Meeting – Board of Directors Election – 31 sign-ins – 2 not eligible. 1 resident attended but wouldn’t sign in and didn’t vote. Vote – all in favor – no opposed. KREC Board of Directors Election - Vote – all in favor – no opposed.

Board of Directors email accounts were updated to new directors – test email was sent. No issues reported.

Dates for upcoming Board Meetings were confirmed and will be posted. Board members will receive updated contact sheet for 16-17 Board.

## **Marina**

E Sears was absent – no report submitted.

## **Roads**

P Naryniecki reported that No Parking sign has been cemented into bucket and placed by pump house for ease of use when needed. A review of the roads has been completed for repairs necessary – 1 estimate has been obtained – awaiting 2<sup>nd</sup> estimate.

Bollards around fire hydrant still to be installed. The estimated cost is \$200-500 per bollard with labor additional. Discussion followed regarding how many needed, etc.

M Gasperino will meet with P Naryniecki to insure a smooth transition.

## **Water**

M Cronk reported that there is nothing new to report.

Question was asked about all the cars parking around the new well. Consideration was given to how to handle for next summer.

## **Property Maintenance**

A Magoon reported that he received clarification on the latest Excel bill in order to properly distribute between marina, beach and property maintenance. J Bundy waiver was received.

## **Beach**

J Glick reported that J Difrancio has been very helpful and accommodating with the transition of duties. M Gasperino reported on the season of the beach chain – consensus was it was helpful and will be continued. One chain was taken - it was immediately replaced.

## **Items to be Addressed**

M Gasperino and M Cronk will be compiling a step by step manual in the event of loss of power so multiple persons will be responsible to insure no loss of water.

M Cronk will update the project list of items to be done and have available for next meeting. K Cullen suggested using the white board again.

P Naryniecki mentioned that nurseries are having sales and inquired about the possibility of planting a tree near the windmill.

## **Public Comment Follow up**

Eversource spoke with C Franklin and assured him that the tree on Eastivew will be taken down - no date has been scheduled.

Concerning the issue with the skid marks near the front of the President's house, C Franklin spoke with the resident and said resident suggested that the complainant speak with him directly – neighbor to neighbor.

## **Public Comment**

R Scott questioned the continuation of services at the beach beyond Labor Day. She feels the money would be better spent on other items. She also questioned why a recent renter was allowed a boat slip when there is a long waiting list.

**Motion** to close meeting made by A Magoon, seconded by M Cronk, all in favor - motion carried.  
**Meeting Adjourned.**