

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, NOVEMBER 3, 2016

At the Windmill

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

Board Absences: P Naryniecki–Vice President

Quorum Achieved

Guests: 2

KTD Secretary records all meetings.

Guests Recording: B Delaney, R Scott

Motion to approve the October 6, 2016 board meeting minutes as originally prepared made M Cronk, seconded by K Cullen. All in favor – 6, Abstain – 1 - motion carried.

Treasurer’s Report

K Cullen provided balances in bank accounts and arrears total. A total of 4 homes still have liens on them.

A question was asked regarding the charge of interest to be added to outstanding boat fees. The attorney will be consulted again to verify that it is within the rights of the tax district and then the community will be notified.

Secretary’s Report

Vote was made via email by Board to see if there was interest in an Octoberfest gathering with a “guess-estimate” cost of \$300 – all in favor.

75+ RSVPs were received by the Board in favor of the Octoberfest gathering and the hurricane was staying south so the Board voted via email to go forward with the Octoberfest and the increased cost of \$500 – all in favor.

P Johnston made a motion via email to accept the contract for the 16-17 snowplow season with our current contractor holding last year’s price of \$20,000. Seconded by K Cullen – all in favor.

Secretary sent out the annual winter parking notice which was approved by the Board to be distributed on November 1, 2016.

Thank you note was sent to family that donated the new flag for the community.

P Johnston noted that complaints this past month were verbal – she requested that they be put in writing and sent to board@knollcrestboard.org.

Trailer complaint was discussed with Zoning Board of New Fairfield. No violation with current trailer on Crestway unless it stays for an extended period of time. The Board will revisit discussion via email after November 15, 2016 if trailer is still occupied in side yard.

Property Maintenance

A Magoon stated that fall clean-up will be forthcoming.

Beach

J Glick reported that garbage is done for season – cans have been picked up. Porta Potty has been removed. Swimming area ropes were brought in by J Gilbert – docks will be pulled in on Sunday. Foot pump has been drained.

Next season we will need new ropes.

Marina

E Sears informed the Board of the continuous violation by a Knollcrest resident of renting their deeded slip to a non-resident. He presented years of correspondence with the resident requesting they stop. Marina Director requests the intervention of the attorney. M Cronk suggested we invite the resident to a Board Meeting to discuss. A certified letter will be sent to resident immediately to inform them that it will not allow the rental next year.

Marina rules and regulations will be posted to the Tax District website.

E Sears contacted L Marsicano of the Lake Authority to determine if it is possible to add rock to the base of the boat ramp. Lake Authority could not give okay and informed Marina Director to speak with T Simpkins of Town of New Fairfield. Mr. Simpkins will come out and assess once the lake drops but stated Brian of First Light, who is in charge of shoreline management will have to be contacted.

Notice was received from Candlewood Lake Authority regarding the discovery of zebra mussels at the pumping station. E Sears requested that Secretary distribute to residents to keep everyone informed.

Roads

M Gasperino made note of all pot holes and potential pot holes that needed repair along with a drain on south end of Eastview. Unfortunately, paving company schedules were already booked. He will meet with 2 paving companies at beginning of next season. The pot hole on corner of Crestway can be cold patched to make it through winter.

M Gasperino has done extensive research on the north end of Eastview drainage. He had questions on the original installation of the system. Work is needed on the basins. A few estimates will be compiled throughout the winter to rectify the problems – with work not to commence until April 2017.

Roads Director would like to come up with a new design for the street signs. It is very difficult to find homes with the current numbering system posted on the signs. He will put together a proposal for further review.

Snowplowing contract with updated insurance certificate was given to Treasurer for file.

Water

M Cronk reported that lead tests will be coming up for the 4th quarter as part of the State of Connecticut requirement.

He has been in touch with prior Water Director regarding the propane contract and maintenance agreement for the generator.

M Cronk is still working on the Emergency Response manual.

Pump house gutters have been working properly – pump house is dry.

Preventers have been ordered – 2 for each home – to be installed on outside faucets to prevent cross contamination as required by State of Connecticut. The devices will be installed by Water Director at a later date.

Review of TO DO LIST

Items were marked as “in progress” where appropriate. A few highlights mentioned:

Design for Stone fireplace at beach, shower at beach to replace foot wash, bollards for fire hydrant, markers for fire hydrants in snow banks.

Public Comment Follow up

In reply to B Delaney’s comment regarding the minutes and agenda posting to website, P Johnston stated only that they were posted as originally noted at October 6, 2016 meeting. Secretary did not provide any additional comment under the advice of attorney.

Public Comment

No public comment.

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

Meeting Adjourned.