

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, JANUARY 5, 2017

At the Windmill

Board in Attendance: C Franklin–President, P Naryniecki – Vice President, K Cullen-Treasurer, P Johnston–Secretary, M Cronk – Water, J Glick–Beach Director, E Sears – Marina Director, M Gasperino–Roads Director (arrived late)

Board Absences: A Magoon – Property Management

Quorum Achieved

Guests: 2

KTD Secretary records all meetings.

Guests Recording: B Delaney, R Scott

Motion to approve the November 3, 2016 board meeting minutes as originally prepared made M Cronk, 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. A total of 4 homes still have liens on them. Seven properties are in arrears for taxes, mowing and interest only.

Financial statements were distributed to residents by email with 9 residents being mailed paper copies.

K Cullen reported about a meeting with a taxpayer, R Scott on 11/17/16 who requested to see the 6/30/16 financial reports along with the 11/1/16 financial reports. B Delaney accompanied R Scott but didn’t say a word – assumes she was there as a witness but didn’t even respond when greeted. R Scott was showed the financial reports and she proceeded to take photos of each page with her cell phone. R Scott had a list ready for the Treasurer as follows:

1. Complained about the beach services being extended beyond Labor Day (even though this was brought up and addressed at a previous meeting). She disputed the cost figure and insisted that her figure of \$300+ is correct. It was suggested that she send an email if she wanted a further response. *(Secretary’s note: To date no email has been received).*
2. She stated that the prior Beach Director knew about the Octoberfest in September because her daughter was asked to rake the beach later in the season. K Cullen did not address that point.
3. Complained about the expense of extending the beach services in 2015 for a private party. K Cullen responded that she had no knowledge of that.
4. R Scott complained about letting a non-resident use a marina slip this past year. Again that had been brought up at a previous meeting and addressed by the Board. R Scott inquired if the Treasurer knew about it and if the Board had voted on it. Treasurer stated that she does not follow who has marina slips and there was no Board vote.
5. R Scott asked about the mowing of the vacant lots. R Scott asked if one resident (which she named) has been reimbursing the tax district. K Cullen informed her that she could not give her that information but could let her know that one owner was current and one owner was in arrears - which is the same information that is provided at the board meetings. She asked if the Board received complaints from the non-paying owner and K Cullen stated no.

6. R Scott requested when the community would be receiving the financial statements. The meeting was held on November 17, 2016 and the Board was already in the process of reviewing them. R Scott stated that the financial reports were usually out in September and K Cullen responded that they have never been out in September for the last five years and usually distributed in November or December. That concluded the meeting with the taxpayer.

K Cullen distributed the record retention schedule to the Board in November and requested that everyone review so the project could move forward. Treasurer will resend to ensure receipt by entire Board.

Treasurer and Bookkeeper were able to review a Management Discussion Document that is attached to another tax district's financial statements. It is a long, involved explanation of the financial statements. The item that got the Treasurer's interest was that community's arrears was about 4% of their annual budget where KTD runs at more than 12% - with the total amount due being similar. That other tax district sends out monthly reminders of tax delinquencies and they publically post all of the arrears on their community bulletin board. A discussion followed at K Cullen's suggestion that we consider the same for Knollcrest.

A motion was made by K Cullen to post the names of people who are in arrears long enough to have liens against their properties (currently 4 names would be posted). When a new lien is added, that name would be posted and only when the arrears balance is paid in full, the name would be removed. A letter will be sent to 4 residents to advise them of the action to take place in 30 days – March 1, 2017. Seconded by P Naryniecki. All in favor – motion carried.

President's Note – Town of New Fairfield does not allow photographing of documents. The Knollcrest Tax District will not allow photographing of documents and a notice will be posted in the windmill stating the policy. The charge is 50 cents a page for photocopying – no exceptions.

Roads

M Gasperino stated that 2 complaints were received regarding plowing. One was for ice at 22 Windmill – however, ice had melted when investigated. Second was for snow being pushed into parking area at 30 Windmill – next snowfall, he will investigate to determine issue and discuss with owner.

Roads Director continuing to pursue new road identification signs in the spring along with road repair and sand cleanup.

Marina

E Sears told the Board to expect a big milfoil problem next year due to the shallow drawdown again this winter due to zebra mussels being found on the pumping station in the Housatonic.

A letter will be sent to the resident that continues to rent their slip out to a non-resident to inform them that it will not be allowed under any circumstances this year.

Secretary requested the documents from Marina Director to post on website pertaining to marina.

Water

M Cronk reported that lead testing was completed in December as part of the State of Connecticut requirement. More samplers will be added to compensate for the part-year residents that are not available in December to be in compliance.

Water Director stated that the preventers have been received and will be installed in the spring to be in compliance with the State of Connecticut. Water Director will be responsible for maintaining to prevent confusion.

Secretary's Report

P Johnston reported that the past 2 months were quiet with no communication from residents.

Financial statements were sent via email as previously stated by Treasurer.

Tax notice was published in Town Tribune and will be published 2 more times to remind residents of tax due date.

Secretary is compiling a list of all volunteerism and cost avoidance that is saving the tax district money so that it can be reported to residents on a regular basis to spotlight all time, energy and resources donated to community by various residents. Examples were given: secretarial/bookkeeping cost, milfoil removal, repairs to main stringer at marina, swim dock install/removal, gutter for pump house, electrical panel at beach, pot hole repair, W Eppler staining of entrance sign, windmill door repair, speed bump painting, thousands of hours donated by J Beers to water system, the list goes on. The Board will present this at monthly board meetings and it will be added to the community meeting agenda in May.

Property Maintenance

No report given.

Beach

J Glick reported that the beach is quiet.

Knollcrest Real Estate Corporation

P Naryniecki requested a check for \$2,000 to cover the Town of New Fairfield taxes due.

Public Comment

R Scott commented that the fall cleanup was really good from Crestway to Windmill but noted that the rock wall from Crestway to Eastview was not touched. She is hoping they will catch up in the spring.

B Delaney reminded the Board that if the venue of the next meeting is changed, appropriate notice needs to be sent to the community according to Article III, Section 8 of the By-laws.

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

Meeting Adjourned.