

## **KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, FEBRUARY 2, 2017**

### **At the 440 Line**

**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, A Magoon – Property Management.

**Board Absences:** 0

### **Quorum Achieved**

**Guests:** 4

**KTD Secretary records all meetings.**

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

**Motion** to approve the January 5, 2017 board meeting minutes as originally prepared made P Naryniecki, seconded by M Cronk. All in favor – 7, 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.

Treasurer has posted a sign in the windmill stating that photographing of documents is not allowed as discussed at the January 2017 board meeting.

Regarding the vote of last month to post the names and address of properties owners that have liens against them, a letter was sent to the 4 individuals of the impending action along with a notice sent community wide. Only 1 affected individual contacted the Treasurer for further explanation.

K Cullen presented the options for investing our excess funds. K Cullen did quite extensive research on CDs and how much money is available to invest in an 18 month CD along with the help of M Cronk. M Gasperino and E Sears suggested looking into other investing options. M Cronk suggested requesting the help of some of the residents who work in the wealth management sector.

Motion was made to remove \$10,000 from Webster Money Market account and invest in an Webster Bank 18 month CD at the rate of 1%. P Naryniecki seconded. All in favor – 6, Abstain – 2, motion carried.

Treasurer reminded Board that budget season is coming up and requested that Directors start thinking about their areas of responsibility. Treasurer will not be available for March meeting so discussion will be at April meeting.

### **Water**

M Cronk reported on copper/lead sampling. Water Director will provide Secretary with information to send out to the community regarding the addition of more homes to increase the count. It will describe the process so that residents understand the reason.

## **Roads**

M Gasperino stated that there were no reported problems with the snowplowing contractor as of the last storm.

Roads Director will be meeting with contractors in February to get quotes on patching/paving once weather allows.

Roads Director continuing to research new road identification signs.

## **Beach**

J Glick reported that he surveyed the beach about a week ago. He noted that there is still milfoil present and was wondering if he needed an approval to rake out the weeds. Board was all for it. Secretary stated that her son would be willing to help rake the weeds also. President stated that another resident was interested in removing big rocks from swimming area to the rock wall. J Glick stated that it must have been completed due to the fact that no big rocks were present.

Beach Director is planning to get a load of sand for this season.

## **Marina**

E Sears informed the Board of the status of adding stones at the end of the boat launch. NF Health Director, Tim Simpkins gave his okay to the project but informed us that a permit has to be obtained from wetlands and FirstLight. M Cronk has contacted CLA for their help and guidance with the process.

Marina Director is currently updating the description of the Marina section of the website under the Operations tab. E Sears will have Board approve before posting.

M Cronk reported that there are 3 docks that still use styrofoam for floatation and varmints have taken up residence causing damage to boats. A suggestion was made to encourage the resident owners to upgrade their docks and give a reasonable time limit for completion.

## **Property Maintenance**

A Magoon reported that all was quiet. He stated that fall cleanup went well. Secretary reminded Director that it was pointed out that the rock wall on Millway from Crestway to Eastview was missed and should be addressed during spring cleanup.

## **Secretary's Report**

P Johnston reported on emails received during last month: non-resident regarding ice from run off across the street/resident claiming prejudicial language in January minutes/request for 2015 water report/request for tax amount due.

K Cullen responded to B Delaney regarding her email comments on prejudicial language, unprofessionalism and her accusation that K Cullen made an illegal recording at a November 17 2016 meeting with R Scott and B Delaney. K Cullen stated she has never recorded anything but as soon as the meeting ended, she wrote down explicit notes (which she showed to all in attendance). K Cullen stated for the record that she did not do anything illegal.

Secretary stated that it is time to plan and reserve a date for the May Budget Meeting to be held at the Community Room of the Senior Center. The date is tentatively scheduled for May 6, 2017 pending confirmation of the reservation with the Selectman's Office of Town of New Fairfield.

P Johnston also reported on the postings concerning the lake on the Knollcrest Community Facebook page. It is very concerning about the prospect of the Town of New Fairfield considering chemicals to combat the weeds in the Knollcrest Cove which will have an effect on our wells. Discussion ensued on the proper course of action to take.

### **Knollcrest Real Estate Corporation**

P Naryniecki reported that the property taxes have been paid. A check from Knollcrest Tax District was transferred to KREC for the exact amount that was owed. In the future, the amount transferred from Knollcrest Tax District to KREC for rent will be the exact amount of taxes (real estate and corporate) owed along with the other miscellaneous fees due for Annual Reporting with Secretary of State. A balance of approximately \$600 will remain in the KREC checking account.

### **Public Comment**

J Beers provided more in depth information regarding the chemical Diquat that the Town of New Fairfield is recommending to put into Candlewood Lake to combat the milfoil. Mr. Beers requested that the Board of Directors write a letter of condemnation to the Town of New Fairfield, contact the State of CT Drinking Water Supplies and inform them of what is planned and also to get in contact with our Water Professionals to be certain that everyone is aware. Mr. Beers made another great point that it is not only Knollcrest wells that will be affected, but private wells that are in the vicinity. He noted that we currently test twice a year for copper sulfate and now the Town is going to be dumping copper sulfate into the lake. He stated that copper is not as lethal as the Diquat. Mr. Beers suggested that this could be like Flint Michigan. He provided copies of the Town Tribune and News Times articles pertaining to this issue. He provided a template to M Cronk on emergency planning also.

R Scott stated that this meeting was very distracting. She hopes in the future that the Board will not consider any more meetings at this location. Also, Mrs. Scott would like the reason for the "no photographing of documents". P Johnston stated that it was her understanding that the Board did not want the financial statements to be available electronically and photographing with a cell phone creates a risk of the financial statements getting placed online. R Scott stated if that was the case, then the office hours have to be extended. K Cullen stated that she is always available to comply with requests and further commented that our Board follows some of the same rules as the Town of New Fairfield regarding the photographing of documents. Mrs. Scott questioned the \$.50 charge per page which is the same amount as charged by the Town of New Fairfield.

M Cronk stated that he will contact Water Professionals to alert them to the proposed plan by the Town of New Fairfield. He will let them know the information that is available thus far and determine what direction the Board should proceed in to safeguard our drinking water.

E Deleo stated that she observed a dumpster in the road in the cul-de-sac of Crestway and questioned if that was allowed. Mrs. Deleo informed the Board that she will be getting a dumpster in the near future and doesn't plan on blocking the road but doesn't want to damage her driveway either. It was stated that the dumpster might hang into the road a little. Road Director did not see an issue as long as emergency vehicles and big trucks can get by.

**Motion** to close meeting made by M Gasperino, seconded by P Naryniecki, all in favor - motion carried.  
**Meeting Adjourned.**