

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, APRIL 6, 2017

At the Windmill

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

Board Absences: M Cronk – Water ,A Magoon – Property Management

Quorum Achieved

Guests: 6

KTD Secretary records all meetings.

Guests Recording: B Delaney, R Scott

Secretary noted an error on the originally prepared minutes - the town meeting date listed on page two needed to be corrected to March 2, 2017.

Motion to approve the March 9, 2017 board meeting minutes made P Naryniecki, seconded by K Cullen. 4 in favor, 2 abstained. Motion approved.

Public Comment

B Slodowski – resident of 11 Southview addressed the Board concerning the state of the property. The deck collapsed after the last snow storm. Owner of property, T Foege, could not have the deck removed until the insurance company reviewed – that was completed and decking material removed. Before the deck can be rebuilt – the property has to be surveyed – scheduled for Saturday April 8. The damaged goods still littering the property cannot be moved until the renters insurance adjuster inspects (hopefully within a week). The dumpster is still at the property waiting to be filled.

Secretary informed resident of parking complaints regarding decreased visibility when exiting Southview.

Resident stated that he has access to a skid steer and could help with the wall work. President asked if he had insurance to perform work – he stated no. C Franklin thanked him for the offer but informed him that we couldn't accept his offer. President also welcomed him to the neighborhood.

R Scott pointed out that even though it was mentioned at the last meeting that this meeting would be a budget discussion and vote, the agenda didn't reflect that.

Treasurer's Report

K Cullen provided balances in bank accounts and arrears total. A total of 4 homes still have liens on them. One new lien warning has been issued for a taxpayer that is 3 payments behind. In addition, there are other taxpayers who owe taxes, interest and other fees. Money has been received from one of the residents currently with a lien on their property. The oldest lien will be removed and a new one will be added to cover the balance due.

Treasurer noted that \$100 donation was made to the American Cancer Society in memory of Jean Johnson which is what the family had requested.

Treasurer received an email from B Delaney who alleged that the Board was not following the By-laws and CT regulations on the vote of investing the \$10,000 due to the change of interest rate. K Cullen feels the resident's point was the vote was invalid. Treasurer disagrees because we cannot control bank interest rates and feels the motion is still valid. She has requested from B Delaney how Board violated By-laws or CT regulations. President asked if violation was cited in the email and stated it did not violate By-laws. Treasurer is awaiting further information.

Secretary's Report

P Johnston reported on notices sent since last meeting: sympathy card sent, notice of bear tracks, a follow up email to homeowner requesting update on status of property condition and the notice of car break-ins.

Emails received from residents: missing water cover that Roads Director handled, multiple complaints concerning 11 Southview, thank you from part-time residents for keeping them informed and another resident stating they were affected by the break-ins.

Beach

J Glick stated that recently someone with a car or golf cart has hit the porta-potty enclosure causing structural damage that will need to be repaired. Tree branches have fallen that need to be removed and Excel will be contacted for a spring cleanup. New ropes need to be purchased to replace the frayed and broken ones pulled in last season. Beach Director will be recruiting youngsters to rake the beach for the coming season.

Marina

E Sears stated that they will be identifying the docks that need float replacements so the owners can be notified. A few are available in the windmill but the owners will have to hire someone to replace.

Marina Director stated that we have talked about looking into security cameras but nothing has materialized. Secretary had her contractor review neighborhood and requested an estimate due to the recent break-ins. Treasurer stated that we should present to the community before taking action.

E Sears noted that the body of water where the Knollcrest Marina is located has no official name. Marina Director is in process of putting in a petition to have it officially named "Knollcrest Cove".

Roads

M Gasperino stated that the new road signs should arrive with the next 2 weeks. Board will be installing. Roads Director has contacted 3 different contractors for road patching – Tri-County, American Paving, Tri-State Industrial Maintenance.

P Naryniecki offered to paint the speed bumps once the road is swept clean of sand. Board will vote via email on proposal for road sweeping once the proposal is received from Excel.

Roads Director would like a few fire hydrants to be painted and reflectors to be added to hydrants for snow and visibility.

P Johnston requested that a new sign for the marina be looked into stating private and for Knollcrest residents only.

M Gasperino cleaned out the storm drains at the north end of Eastview during rainstorm a few days prior. Drains are clear and water is flowing fine and no water is backing up onto Eastview driveway.

Water

M Cronk was absent.

Property Maintenance

A Magoon was absent.

Budget Discussion

K Cullen distributed a budget worksheet detailing annual budget, year-to-date expenses, projected expenses through June 30, 2017 and overage or shortage by directorship. Treasurer feels we will come in under budget this fiscal year and recommends that we hold the budget the same as this year. Directors continuing to review and an email vote will be taken before end of next week.

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

Meeting Adjourned.