

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, MAY 4, 2017

At the Windmill

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

Board Absences: P Naryniecki – Vice President, J Glick – Beach.

Quorum Achieved

Guests: 4

KTD Secretary records all meetings.

Guests Recording: R Scott, L Scott

Motion to approve the April 6, 2017 board meeting minutes made K Cullen, seconded by M Gasperino. 4 in favor, 2 abstained. Motion approved.

Public Comment

L Scott stated that agenda wasn't posted until a half an hour before the meeting. Secretary responded that it was posted at 4pm because she had been ill. Mr. Scott said that's wonderful but it's not an excuse – it is an excuse but it's supposed to be posted 24 hours before. He wanted to verify that the Board would be following the posted agenda and there would not be any amendments to it. His only question was why and he stated that he would follow it up.

Treasurer's Report

K Cullen provided total asset amount – balances in bank accounts and CD. She stated that she was able to secure a higher rate of 1.24% on the \$10,000 CD for 18-months due to the delay. The arrears total was given and Treasurer stated that she had released 2 liens but subsequently applied 3 additional liens. A total of 4 homeowners have liens for unpaid amounts and 1 homeowner has a lien warning that a lien will be applied to by the end of the month. A total of 14 residents are in arrears for taxes, interest and other charges.

Treasurer reported that the Board voted on the Budget for Fiscal year 2017-2018 via email. K Cullen made a motion to adopt a Budget for Fiscal Year 2017-2018 that is the same as the 2016-2017 Budget of \$109,450. P Johnston seconded the motion. All in favor – 8 eligible votes. Motion carried.

Our tax bill preparer, QDS has provided a cost of \$934 to prepare and print our tax bills. The cost has remained the same for the last 5 years. We do not rebid this service because QDS is the same service that the Town of New Fairfield uses. The Town of New Fairfield sends an electronic version of the Grand List to QDS and we piggyback on that. K Cullen made a motion to use QDS at a cost of \$934 to prepare this year's tax bills. M Cronk seconded – all in favor = 5, abstain = 1. Motion carried.

Treasurer reported on a meeting with R Scott to review the financial statements. Also the resident requested an update and K Cullen sent the update when received from the bookkeeper.

Secretary's Report

P Johnston reported on a vote taken via email on Friday April 7, 2017. Roads Director, Michael Gasperino made a motion to accept the proposal for Excel to perform the street sweeping at a cost of \$4,000 which is the same price as last year. P Johnston seconded the motion. All in favor – motion carried. Both votes taken via email were posted on the website under updates.

P Johnston reported that an email was received from a delinquent taxpayer about the public posting of delinquent taxpayers. The Board did not respond to this email. K Cullen reported that this taxpayer will be getting an additional lien on their property and she will have to communicate with her. This taxpayer has always been given the opportunity (as well as all taxpayers) of a payment plan from the moment they go into arrears status.

Secretary reported that an email was received from a resident regarding a misrepresentation in the April 6, 2017 minutes regarding the Treasurer's conversation to the Board. It was stated that the Treasurer had not requested the information from her. The Secretary responded by forwarding the email from the Treasurer that verified the original request. No further response was received from the resident.

An email was received from 20 Eastview inquiring about the company used to add more sand to the beach and if someone could inform him where the exact property line is between his property and the community beach. Secretary provided the name of the company that was used for sand but informed the resident that the only way to determine the exact property line is to have a survey done as decided by the Board.

Secretary forwarded to the Board the rough proposal received regarding the installation of security cameras. She also stated that the key for Community Room at Senior Center was picked up.

P Johnston sent out the notice for Beach Director looking for all potential beach rakers. Secretary encountered a problem with the email provider. Provider had recently upgraded to ensure better security for our emails. Unfortunately, it caused an error that held up emails. Secretary spent over 3 hours with email provider to rectify the problem. Community received multiple attempted emails once the problem was corrected. P Johnston sent out apology and explanation email to community.

Secretary forwarded an email received from a resident to Beach Director about getting a parking lot monitor at the beach because of unauthorized beach use at night and broken glass left in the lot.

Beach

J Glick sent in a status report in his absence which Secretary read into meeting.

Winter Bros will be delivering garbage and recycling bins on 25th of May with first scheduled pickup on May 30th. Pembroke Pumping will deliver a new porta-potty on 22nd of May. M Cronk, J Gilbert and M Gasperino set up the dock and ropes for beach – a big thank you to them! A sand delivery is still in question – volunteers will rake sand up before a determination is made.

Porta-potty shed damage pictures were submitted. M Gasperino will repair.

A very good response was received to beach raker notice. J Glick sent follow-up emails with schedule information and requested availability.

The old ropes were used for the dock. There has been concern about getting new ropes; however, J Glick would like to wait and see how well these ropes last and whether or not to replace them during the season.

Roads

M Gasperino stated that the new road signs were delivered today. He presented the signs to Board with a special thanks to K Gasperino for design. The signs look great! The installation has to be organized with community volunteers.

Roads Director gave an update on price quotes from different paving companies – we are down to 2 vendors that are interested. Question is that Southview is the oldest road – do we want to repair this year if we plan to replace next year? There are no potholes at the moment, the road is just breaking up. Discussion followed but no decision was made – awaiting total cost proposals.

M Gasperino mentioned the well head that is behind the windmill is not protected by rocks. This is a priority that needs to be taken care of as soon as possible.

Roads Director trimmed bush at marina by dock.

Property Maintenance

A Magoon stated that a new insurance certificate was received from Excel and he will forward to Treasurer. A new agreement is in the works and will advise Board once it is received.

Property Maintenance Director also found broken glass at the beach. The same vehicle has been observed and confronted numerous times (green Subaru station wagon). Plate number has been obtained and police will be called in the future.

Marina

E Sears stated that bills will go out in the next few days; however, marina director needs to know if anyone is in arrears before doing so.

Marina Director contacted all 3 dock owners with styrofoam floats. All will be replaced this season.

E Sears has offered ornamental grasses for the marina for the start of the buffer garden.

Repair of the boat ramp is in the permit process and the buffer garden plan needs to be included before it can happen.

A sign at the marina was discussed again. A structure/bulletin board was discussed for the marina that would be centrally located for notices etc. Could it be a possible Eagle Project for a local scout? The question will be posed to a local scoutmaster.

Water

M Cronk reported on the upcoming presentation for the Budget Meeting to cover proposed chemical application by Town of New Fairfield and what Water Director did to safeguard our water system. Also mentioning the recent report about arsenic levels in local wells – community wells are tested but private wells aren't usually.

Water Director will be distributing backflow preventers for external faucets which have already been purchased at the Budget Meeting to be in compliance with the Cross Connection Survey required by the State of Connecticut.

A relay was recently repaired but has been resolved.

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

Meeting Adjourned.