

## **KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, JULY 6, 2017**

### **At the Windmill**

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

**Board Absences:** C Franklin – President

### **Quorum Achieved**

**Guests:** 5

**KTD Secretary records all meetings.**

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

Secretary Note: FOI Commission was contacted concerning the public comment from last month stating it was “illegal” to ask people recording to state their name. Lisa Seigel, an attorney at FOI Commission informed me that the public comment was inaccurate. It is not illegal to request people recording to state their names. The Board may adopt any rule governing recording. The Section of FOI is attached to these minutes.

**Motion** to approve the June 1, 2017 board meeting minutes made M Gasperino, seconded by J Glick . 5 in favor, 2 abstained. Motion approved.

### **Public Comment**

B Delaney wondered if there was a reason that the community has not been able to have deliveries of sand in the past 2 or 3 years. Secretary Note: Sand was delivered earlier in day and rest would be delivered on Monday.

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### **Treasurer’s Report**

K Cullen provided total asset amount – balances in bank accounts and CD. The arrears total was given. Treasurer applied a lien on a new property making the total five.

Tax bills were mailed on June 28, 2017.

P Naryniecki requested a check in the amount of \$6068.12 for the Knollcrest Real Estate Corporation to cover the real estate taxes on community property.

Insurance company will be contacted to confirm that the check for damage to the entrance sign will be made to Knollcrest Real Estate Corporation and then endorsed over to the Knollcrest Tax District for proper accounting.

### **Secretary's Report**

P Johnston reported that on or around June 20, 2017, President C Franklin appointed M Cronk head of the Sign Damage Committee. On June 22, 2017, a committee meeting was held at the windmill. In attendance were: M Cronk, C Franklin, K Cullen, P Johnston, A Magoon, M Gasperino, J Beers and P Naryniecki. M Cronk made a motion to hire one contractor, A Iadorola – Twins of the Taurus as the first choice to handle the project. The committee is going outside of the normal bidding process because at this time we assume that no money will be spent by the Knollcrest Tax District and all costs will be covered by the driver's insurance company that caused the damage. All costs to restore to normal include but are not limited to: landscaping, electrical, cement housing, sign and any other costs. K Cullen seconded the motion. All in favor – motion carried.

Secretary reported on emails received by the Board. One requested help finding water shutoff in home, another stated they hadn't received tax bill and a new resident requested the Welcome Kit and Community Directory.

The date for the Annual Meeting was chosen as August 5, 2017 at 10 am at the windmill. A Knollcrest Real Estate Corporation meeting will immediately follow the Knollcrest Tax District meeting.

Secretary reported on a vote taken via email. J Glick made a motion to request mulch and sand be delivered to the beach. P Johnston seconded. Sand: 6 yes, 1 no – Mulch: 5 yes, 1 no, 1 abstain. Motions carried.

Another vote taken via email: K Cullen made a motion to use Greenacres to replace the lake pump etc for their quote of \$1,327. A Magoon seconded. All in favor – motion carried.

### **Water**

M Cronk reported that the State inspection was today. J Beers handled in M Cronk's absence. The State did come forward with some new recommendations that may be costly. Nothing immediate needs to be done. In 2018 we may have our next tank inspection. Both State and Town are aware of the issues we are experiencing due to the accident at the entrance.

Water Director stated that the significant quarterly testing has proven that we may be able cut back to testing every 6 months – Professional Water Systems will supply recommendation to the State based on our results. This will be a cost savings possibly in the next quarter.

2016 Consumer Confidence Report is completed and filed with the Town and the State so that our documentation is up to date. It will be posted to the website and posted on the community bulletin board.

### **Property Maintenance**

A Magoon stated that the contract should be received shortly from Excel with no expected increase. He will put contract out to bid for next fiscal year.

P Naryniecki commented on how nice the cleanup of Millway was done. Vice President also commented that the vacant lots had not been mowed yet this year. Property Maintenance Director will inquire with contractor to find out when it will occur and owners of lots will be billed.

## **Marina**

E Sears reported that 2 KTD owned slips remain unpaid and current year forms have not been received. Marina Director also stated that a few new slips have been rented for PWCs.

Marina rules are strictly being enforced this year. Vessels belonging to Knollcrest residents only are the only vessels allowed.

## **Beach**

J Glick reported on all the items that have been completed at the beach: mulch, sand, replacement of foot wash.

Greenacres, the company that replaced the foot wash recommended that the pump be removed and stored during the winter months to ensure longevity. They will reinstall each year. Possibly next year, a paver should be installed to protect it or maybe a dog house like structure.

Beach Director spent quite a bit of time at beach over the holiday and made note of long term initiatives that he would like to accomplish in the coming years.

Ropes need to be replaced with nylon instead of poly – definitely next year.

A request was made to send an email to residents regarding golf carts and children. Also to remind residents that no golf carts should be at the beach level – parking is at the basketball court level.

## **Roads**

M Gasperino reported that the new road signs have been installed and a few corrections need to be made. A new marina sign will be ordered.

Roads Director has been locking the chain at the beach at night however, it is a hardship to always be available every night. New plan is to call the police whenever it is noticed that someone is parked at the beach after hours and is not a Knollcrest resident.

M Gasperino reported that we need to identify where the community property lines are for the beach. The tree over the electrical panel above the basketball court area needs to be attended to and we need to know if it's a community tree or a privately owned tree.

M Cronk made a motion to have a survey done for the marina and beach for the purpose of retention for future issues that may come about up to \$5000. M Gasperino seconded the motion. 6 in favor – 1 abstain. Motion carried.

P Naryniecki suggested that a wooden barrier be installed to prevent driving on the well fields located at 2 Windmill Road.

M Gasperino reported that when the branch fell from the beach area tree, it damaged the light at the basketball court. He provided estimates for repair with options. J Glick made a motion to repair the light for a cost of \$555. M Cronk seconded. All in favor – motion carried.

Roads Director reported on the road repair estimates. Burdick Paving is the most favorable of the contractors that provided estimates. The patchwork will cost \$3300. The cost to pave the beach parking lot is \$9300 and the cost to pave Southview would be \$69,000. M Gasperino would like to change one of the speed bumps into a speed table for an experiment to see if the community likes it.

K Cullen made a motion to have the patchwork done at a cost of \$3300. J Glick seconded the motion. All in favor – motion carried.

Treasurer needs additional time to calculate how to finance a complete road replacement. Secretary will send out a notice to community about the paving contractor being in the neighborhood if anyone is interested in having their personal driveways done.

#### **Nominating Committee**

P Naryniecki reported that there are no changes to the slate for 2017-2018 fiscal year.

The monthly board meeting in August will be moved to August 10, 2017 – it will be changed on the website.

**Motion** to close meeting made by A Magoon, seconded by E Sears, all in favor - motion carried.

**Meeting Adjourned.**