

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, AUGUST 10, 2017

At the Windmill

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

Board Absences: P Naryniecki – Vice President , M Gasperino–Roads Director

Quorum Achieved

Guests: 3

KTD Secretary records all meetings.

Guests Recording: B Delaney, R Scott

Public Comment

R Scott reminded the Board that the landscaping company neglected to clean up the stone wall from Crestway to Eastview.

B Delaney would like the Board to consider having the Water Director be a paid position.

Prior to Motion to approve July 6, 2017 Board Meeting minutes, P Johnston reminded the Board about the email from B Delaney stating that the minutes do not meet the CT State law and requested they be corrected before voting on approval. P Johnston called FOI Commission for clarification and was informed that there is only a 30-day window to file a complaint. Since the email was received beyond that window, the minutes do not have to be changed to list how each individual board member voted. Going forward however, the votes will be listed. P Johnston also sent minutes from each year of prior boards to FOI for review and critique. Please note that the votes have never been shown in this manner and FOI Commission stated that our minutes are fine.

Motion to approve the July 6, 2017 board meeting minutes made E Sears, seconded by K Cullen . All in favor. Motion approved.

Treasurer's Report

K Cullen provided total asset amount – balances in bank accounts and CD. The arrears total was given. Treasurer reported that a delinquent taxpayer paid in full so a lien will be removed.

Treasurer reported that there are 9 marina fees still outstanding along with 4 small vessel fees which is quite higher than normal. Marina Director will follow up. Secretary feels that the confusion is due to the fact that this is the first year bills were sent electronically.

K Cullen made a motion that we engage Daponte & Co to prepare the annual financial statements at a cost of \$1400 (this price has stayed the same for 3 years). J Glick seconded. 5 Votes in favor, A Magoon abstained. Motion carried.

Treasurer reported that KREC received 2 insurance checks totaling \$47,369.60 to cover the damages at the entrance sign. One check has been written out to Twins of the Taurus in accordance with the contract.

Secretary's Report

P Johnston reported on the emails received from residents: B Delaney commenting on Executive Session (which Board has never used), M Blackman sent email complaining about north end of Crestway, D Hill requesting a call regarding a tree that may be on his property or the beach, A McCarty sent a email concerning a wandering dog that she found after midnight (thanks to A Magoon for help in finding the owners!), Corelogic requested payoff amount of lien on 11 Windmill, K Bayliss requested list of weed removal companies, S Males requested official boundaries of his property, G Brown sent an email about his concerns about the sunbathers on the dock at the beach.

Secretary presented a list of the 2017-2018 Board of Directors Meeting dates. P Johnston verified with Board that dates were okay. List will be posted on website and message board at the windmill.

P Johnston reported that the Board received 108 RSVPs to the Summer Party – some were “no shows” but thankfully, we had residents who hadn't RSVP'd that attended. Board received a Thank You Note from the Diebel Family stating they really enjoyed the picnic and thanked the Board for organizing.

Secretary thanked the other Board members and told them how much she appreciated them for all their time and effort that they donate into the community.

K Cullen made a motion via email on 7/15/17 to allocate funds up to \$600 for the Summer Party. P Johnston seconded, all in favor. Motion carried.

Property Maintenance

A Magoon had nothing to report. He will follow up with the landscaping contractor on the weeding of the stonewall from Crestway to Eastview.

Marina

E Sears reported that all residents that rent a community slip have submitted their forms and payments. Marina Director is following up with the deeded slip owners to insure that he has all forms. E Sears took pictures of all boats currently in the water to verify.

M Cronk reported that the last of the Styrofoam has been removed from the marina docks.

M Gasperino would like a notice sent to residents to remind them that their guests should park at the windmill and not the marina so that resident marina users will have enough parking.

Beach

J Glick reported that the light at the basketball court has been repaired and thanked M Gasperino for his help in getting that done. Beach Director has contacted Excel to get a quote on having the weeds removed from the left side of the beach. He will also request that during the fall cleanup that he cut back the Rose of Sharon bushes and trim the arborvitaes.

Beach Director had to contact the Porta Potty company to unlock the door. M Gasperino followed the instructions and was able to unlock the door – crisis averted!

J Glick provided a quick presentation with ideas for the basketball court area such as a grilling area, tables, swingset and designated parking area for golf carts.

K Cullen suggested that we resurrect the white board list of projects. Also Treasurer noted that one of the bumpers on the floating docks needs to be repaired.

Water

M Cronk reported that the property surveys will be completed in the next few weeks. He spoke with D Hill at the summer party and he is willing to work with us on the tree depending on the results of the survey.

Water Director stated that the State Inspection results came back with no violations but quite a bit of follow-up and suggestions. Certified Operator will be contacted before anything is done. The Pump House at entrance is awaiting the fabrication of the new top. Once it is delivered, the machine will be removed. The next phase is the putting the sign back up followed by the landscaping in late September.

Lead/copper results are in. They are posted on the webpage and message board at the windmill. We will request that we get changed back to an annual test due to cost factor and that our results are fine.

M Cronk received a verbal complaint from a resident about discolored water on north Crestway. The blow offs will be checked with Disbrow Bros.

Roads

M Gasperino sent in a road report in his absence and apologized for the short notice of not being able to attend.

All speed bumps and stop sign lines have been painted except the two stop signs on the main road – ran out of paint. The overhanging tree limbs and bushes by our marina have been trimmed away. All road repairs have been completed as agreed upon at previous meetings.

The two new speed tables are in place and everyone seems to like them. We will consider the next time we have road repairs to replace all speed bumps with speed tables.

M Gasperino will propose repairs to north side of Eastview in relation to the storm drain water problem at 30 Eastview at next meeting.

The resident at the end of cul-de-sac on north side of Crestway continues to cover the storm drain with a steel plate not allowing the stormwater to leave the cul-de-sac thus creating a deteriorating condition of the road. The storm drain is a dry well system and will take away water and should not be covered over.

All street signs are completed with correct information and the marina sign has been installed. All stop signs have been cleared of any view obstructions.

Basketball net has been repaired.

K Cullen suggested that we table the discussion of the paving of Southview Road until Road Director is present. Treasurer completed an extensive accounting of ways to finance the road replacement project. M Cronk asked Board members to review and decide what they feel is the best option and be ready to discuss at next Board meeting. E Sears suggested that we contact more paving contractors. Quite a bit of discussion followed on cost which is $\frac{3}{4}$ of budget.

Other Item

C Franklin asked the Board for feedback on publishing all communication received by the Board so that the community can see the concerns. Some Board members were in agreement but others thought it would deter residents from sending communication. A lot of communication is frivolous and costs the Board quite a bit of time and money – ie contacting FOI Commission and their community attorney. Some of the language and content of the emails received this past month almost caused a Board member to quit and border on harassment. Treasurer mentioned some of the words: ignorance, inaccurate, overly simplistic and potentially violating the law. A Magoon suggested that instead we have anyone with a complaint come to a meeting and shut down the email.

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

Meeting Adjourned.