

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, APRIL 5, 2018

At the Windmill

Board in Attendance: C Franklin – President, P Naryniecki – Vice President, K Cullen – Treasurer, P Johnston–Secretary, E Sears – Marina, M Gasperino – Roads Director, M Cronk – Water.

Board Absences: J Glick – Beach Director, A Magoon – Property Maintenance Director

Quorum Achieved

Guests: 1

KTD Secretary records all meetings.

B Delaney recording.

Public Comment

B Delaney wanted to make sure that the Board was aware of the public auction that is scheduled for 12 Southview. She is concerned that the type of entity that buys auction properties is not a family but usually a developer that will rent it or turn it into an AirBnB. Mrs. Delaney suggested that the Board have the community attorney look into the community's rights to discourage AirBnB activity.

Motion to approve the March 1, 2018 board meeting minutes made K Cullen, seconded by M Gasperino. Five in favor, M Gasperino abstained. Motion approved.

Treasurer's Report

K Cullen reported the total asset amounts – balances in bank accounts and CD. At this time, 20 residents owe money to the district. Arrears letters were sent.

Treasurer reported that the line of credit with Webster Bank has been renewed; however confirmation has not been received.

On March 1, K Cullen received an email from R Scott requesting to review the financials stating that there was an error with the prior year's financial statements. Treasurer responded the next day and a week later asking what time would be convenient and inquired what the error was. There has been no response from R Scott.

M Cronk reported that banks have flexible 12 month CDs available at 2%. Board discussed putting \$25,000 in a CD for future road work.

M Gasperino made a motion to invest \$25,000 in a CD at the rate to be determined. Seconded by P Naryniecki. All in favor – motion carried.

Secretary's Report

P Johnston reported on the email received from B Delaney confirming that she will take over the flag pole duties.

Secretary mentioned that a resident passed away as did a former resident and were we going to make the \$100 donation on their behalf. A donation will be made to the New Fairfield Senior Center in memory of Marie Huepler.

M Cronk made a motion to make a donation in memory of Michael Keenan to the ASPCA in the amount of \$100 for all he did for the community in the years that he resided here. P Johnston seconded, all in favor – motion carried.

P Johnston will contact the community attorney regarding the auction at 12 Southview and how to reclaim the adverse possession of community property.

K Cullen made a motion to close the gap in the wall on J Jarvis Moses Circle for a cost not to exceed \$500 prior to April 14, 2018. P Naryniecki seconded. All in favor – motion carried.

Marina

E Sears reported that Excel and a landscape designer looked at the buffer garden. M Cronk reported that the float will be placed under the dock once the water height accommodates it.

Installing a porta-potty at the marina was discussed.

M. Gasperino made a motion to install a porta-potty at the marina. K Cullen seconded. All in favor – motion carried.

Water

M Cronk reported that we will be receiving a new price listing from Hydro Technologies. Director reported that a meter went bad and was replaced.

M Cronk did a temporary repair on the road where the water pipe burst.

Property Maintenance

Director absent – no report given.

Beach Report

J Glick reported that he will have the new ropes shipped next week. Buoys will be cleaned before being attached to new ropes. Rope thimbles and hooks have been purchased for the new ropes.

M Gasperino is going to purchase a bag of fertilizer for the beach parking lot. We will keep the parking lot closed until Memorial Day weekend to insure that the grass is ready.

M Gasperino will work with J Glick and get pricing for a new shed to house the beach equipment with various options.

Roads

M Gasperino reported that the white arrows on the speed humps will go back to yellow – it holds up better. Director will check out the stop sign leaning on Southview.

Director will be in touch with the contractor for road repair on Crestway along with miscellaneous potholes and also to change out the speed bump at the windmill.

M Gasperino and M Cronk will be putting together work parties for installing new stop signs, Knollcrest community sign and the dock at the beach.

Excel is scheduling the road clean up.

Director presented a plan for video surveillance of the entrance. The cost will be put under Administrative Expenses. The system will be installed as soon as possible but before June 1. If all goes well, we will consider adding additional locations.

K Cullen made a motion to install a Lorax 4 camera wireless system with a cost not to exceed \$750 along with a annual \$200 goodwill payment to homeowner for storage and use of electricity and wi-fi. P Naryniecki seconded. All in favor – motion carried.

Budget Discussion

K Cullen prepared an updated worksheet for budgeting purposes. Discussion of expenses ensued. M Cronk will handle the presentation of the budget at the meeting.

M Cronk made a motion to approve the budget of \$109,450 for the fiscal year of 2018-2019 to be presented to the community at the budget meeting on May 5, 2018. P Naryniecki seconded. All in favor – motion carried.

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

Meeting Adjourned.