

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, JUNE 7, 2018

At the Windmill

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

Board Absences: None

Quorum Achieved

Guests: 3

KTD Secretary records all meetings.

B Delaney recording and L Scott for Knollcrest News

Public Comment

B Delaney was inquiring when and who was to send notification out for the nominating committee. J Glick arrived late but requested that the Board review the property restrictions and possibly update.

Motion to approve the May 3, 2018 board meeting minutes made P Naryniecki, seconded by M Cronk. All in favor - motion approved.

Motion to approve the May 5, 2018 annual budget meeting minutes made by M Cronk, seconded by K Cullen. All in favor – motion approved.

Treasurer's Report

K Cullen reported the total asset amounts – balances in bank accounts and CD. Thirteen residents are in arrears for taxes and other fees. Liens are on four properties.

The new CD has not been taken out yet. Treasurer wanted to insure community had enough funds available due to storm damage.

Mill rate for 2018-2019 year will be 2.5457. This is a .05% reduction due to the grand list increasing by \$13,200.

Secretary's Report

P Johnston reported that key was returned to town hall for the community center.

Attorney Richard Smith has been contacted and agreed to help us regarding the handling of rentals in the neighborhood.

Multiple emails were received from 12 Southview regarding the closure of the stonewall. Attorney Joseph Romanello was contacted and he drafted a letter stating the position of KREC and KTD. It will be served by court marshal.

KREC has all documentation needed to prevent adverse possession from all property owners.

P Johnston sent out multiple notifications concerning the storm debris and advising caution. Multiple property owners were contacted to advise of hazardous conditions on their property that they needed to take care of. A few part time residents sent emails requesting the state of their property and secretary responded by taking pictures and sending to owners.

L Scott submitted drone pictures of damage to windmill to facilitate the insurance company with filing a claim for repairs.

Multiple emails have been received from parents of graduating seniors to remind Board that graduation is June 23 and the debris piles are concerning due to the fact that multiple celebrations are planned and parking will be extremely difficult.

Secretary requested that Board decide the date of the Annual Meeting for the election of officers. The Board decided on August 4, 2018.

Water

M Cronk reported that he will be gathering the annual copper/lead sampling.

Beach Report

J Glick reported that the ropes are out, the porta potty is in place, garbage collection has started, beach rakers are scheduled.

Excel will deliver 10 tons of sand as opposed to 5 tons originally requested due to the washout from the storm.

Green Acres is scheduled to repair/install the pump. A plug and ground fault outlet will be installed for ease of installation going forward.

M Gasperino reported that the grass at the beach parking lot looks good and we will continue to maintain going forward.

Property Maintenance

A Magoon reported that thankfully Excel had not done the mulch before the storm hit. It is still scheduled to be completed in the near future.

Marina

E Sears reported that all Knollcrest rental slips have been paid in full with required forms returned. A email will be sent to deeded Knollcrest slip owners to remind them to remit in payment and forms.

Director is experiencing difficulty in finding someone to follow through with helping develop the buffer garden.

Kayak rack has 2 additional kayaks that are not accounted for.

Replaced dock has been removed from the marina area. Also a section of the dock still needs to be repaired - contractor will be reminded to complete as soon as possible.

Porta potty will not be installed until cut out of hill is completed.

Roads

M Gasperino reported that the paving road repair has been completed including all the cracks have been sealed. The speed bump at windmill has been changed to a speed hump. The drainage ditch at the pump house was repaired as well.

M Gasperino will paint the speed humps with bright yellow paint as soon as possible.

The 2 new stop signs and new community sign will be installed once debris clean up is completed.

Video surveillance system has been received and is ready to be installed once all damage to property has been repaired.

Director has all documentation necessary to apply for zoning variance for shed at the beach property. All information has to be submitted by June 22. July 15 is the date of the scheduled hearing.

Storm Debris Clean up

Multiple quotes have been received for storm debris clean up.

Benedict quoted \$25,200 for everything but revoked his estimate. Timberwolf quoted \$18,000 for brush and logs. Excel quoted \$6,500 for brush clean up only (\$13,000 for all brush and log cleanup). Barney Zipkin quoted \$9,000 for brush clean up and smaller logs. T Jones quoted \$2,500 per day but unsure of how many days it will take.

After discussion, P Naryniecki made a suggestion to take care of brush only at this time, including whatever can fit in the woodchipper and revisit the storm cleanup after that has been removed.

A Magoon made a motion to accept Excel's bid of \$6,500 for brush removal and whatever fits in chipper. M Gasperino seconded the motion. All in favor – motion carried.

Vice President Report

P Naryniecki spoke with Collins Morrow regarding the damage to the windmill. We have been instructed to repair and submit the invoice. Contractor has been contacted.

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

Meeting Adjourned.