

## **KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, NOVEMBER 1, 2018**

### **At the Windmill**

**Board in Attendance:** C Franklin – President, , M Cronk – Treasurer, P Johnston–Secretary, M Gasperino – Roads Director, J Glick – Beach Director, A Magoon – Property Maintenance Director, S Plante – Water Director

**Board Absences:** P Naryniecki – Vice President, E Sears – Marina Director

### **Quorum Achieved**

**Guests: 2**

**KTD Secretary records all meetings.**

**B Delaney recording also.**

### **Public Comment**

No Public Comment

**Motion** to approve the minutes of October 11, 2018 made by M Cronk, seconded by M Gasperino. 4 in favor, A Magoon and S Plante abstained. Motion carried.

### **Treasurer's Report**

Treasurer noted spending points on the Profit and Loss Budget vs Actual Summary.

M Cronk reported the total asset amounts – balances in bank accounts and CDs. The total amount of taxes owed was reported and a significant decrease was noted due to a check received on a home that was years past due. The lien will be released on the property.

Treasurer emailed resident regarding concerns at empty lot but has not received a response yet. M Cronk will continue attempting to communicate with them to address their concerns mentioned in their letter. M Cronk is researching all documentation on this issue.

No news on the pole at pump house from Eversource – Treasurer will continue to monitor.

M Cronk wanted to bring up the topic of contractors in the community. The residents hold the Board to a higher standard of organization of contractor work and the residents need to meet the same standard. When the Board had tree work done, the community was notified and alerts were posted with Board Members going door to door to insure that everyone was informed. This past month, contractors working for private residents did not give the community the same consideration. That needs to change. The Board will draft up guidelines for residents.

Treasurer has started compiling all the rules and regulations to present at the budget meeting.

### **Secretary's Report**

P Johnston reported that numerous complaints were received concerning the work at 11 Windmill. The resident was contacted and given the suggestion to contact the Board so that a notification can be sent to residents to alert them of potential traffic disruption. Owner was very apologetic and stated that the contractor did not follow her instructions. She assured the Board that it should not happen again.

An email was received from E Fitzpatrick concerning the opening on Eastview North from the adjoining neighborhood. That opening is scheduled to be closed along with the other stonewalls that need to be repaired.

B Delaney sent an email concerning the torn flag. A new flag was donated by the Korean War Veterans Association. A thank you note will be sent. The old flag will be retired in the ceremony at the VFW.

An advertisement was published in Town Tribune last week for a room for rent on Southview. The rules and regulations state that you can't sublet. The Board needs to address this situation with the attorney.

### **Water Report**

M Cronk reported that two of the blow offs were repaired on Crestway and Southview. Also the shut off at 30 Crestway was repaired and relocated.

M Cronk reported that we have a new connection to the water system on Windmill. A prorated bill will be sent to the two new connections for water use. The property at Windmill still has to purchase the stock of KREC and reimburse the KTD for the hookup.

M Cronk reminded S Plante that we need to check 12 Southview to insure that pipes don't freeze over the winter. Research needs to be done to find out who owns the house at this point to notify in order to gain access.

### **Marina**

E Sears was absent but sent in a report.

Candlewood Lake is at 428.9 above sea level which is normal summer operating range. First Light announced that they will be having a deep drawdown this winter to an elevation of 420 to commence on December 1 and remain that way until the opening of fishing season in April of 2019.

Marina Director stated that it may be possible to get repairs down prior to it getting really cold or else the repairs will have to wait until spring.

M Cronk presented a proposal to use the marina for boat storage. Discussion ensued but the proposal was tabled until the next meeting.

E Sears wanted to thank Roads Director on the new stop signs and posts. They look wonderful!

### **Beach**

J Glick reported that swim dock will be removed on November 11, 2018.

**Roads**

M Gasperino reported that he has contacted the snowplow contractor for the updated insurance certificate and contract.

Roads Director reported that shed and new basketball hoop will be installed on November 21. All permits have been secured through zoning.

**Property Maintenance**

A Magoon reported that fall cleanup will commence when the leaves are down.

Excel needs to be contacted concerning \$1100 bill that we feel was double billed.

**Vice President Report**

P Naryniecki meeting with Twins of the Taurus to get update on status of windmill repairs.

**Motion** to close meeting was made by S Plante, seconded by M Gasperino. All in favor - motion carried.

**Meeting Adjourned.**