

## **KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, JANUARY 10, 2019**

### **At the Windmill**

**Board in Attendance:** C Franklin – President, P Naryniecki – Vice President, M Cronk – Treasurer, P Johnston–Secretary, M Gasperino – Roads Director, A Magoon – Property Maintenance Director, E Sears – Marina Director (arrived late)

**Board Absences:** J Glick – Beach Director, S Plante – Water Director

### **Quorum Achieved**

**Guests: None**

**KTD Secretary records all meetings.  
Secretary recording for B Delaney due to illness.**

### **Public Comment**

No Public Comment

**Motion** to approve the minutes of November 1, 2018 made by M Gasperino, seconded by M Cronk. 4 in favor, P Naryniecki abstained. Motion carried.

### **Treasurer's Report**

Treasurer distributed the current Profit and Loss Budget vs Actual Summary and noted major spending areas.

M Cronk reported the total asset amounts – balances in bank accounts and CDs. The total amount due in accounts receivable is higher due to the January 1 tax payment. Twelve residents are in arrears and past due statements were sent at the end of December.

Treasurer M Cronk made a motion stating that any request for detailed financial information other than yearend financial statements from a current taxpayer will only be honored verbally during office hours which are 30 minutes prior to the regularly scheduled board meeting. The taxpayer must be present to obtain the information. M Gasperino seconded. All in favor – motion carried.

### **Secretary's Report**

P Johnston reported on communications received: a request on 12 Southview from a mortgage company wondering if the taxes have been paid and liens released, a letter from D Addressi concerning the speedbumps, a temporary address change, a board meeting agenda issue from B Delaney and a request for YTD spending from R Scott.

Tax notice has been published three times in the Town Tribune.

Secretary called New Fairfield Town Hall and all 9 other tax districts in town to see how they handle requests for YTD spending. Most tax districts polled stated that they have never received such a request and in the event they did, it would have to be formal not via email. Candlewood Isle only allows financial viewing at regularly scheduled board meetings. P Johnston will follow up with FOI.

**Email Vote**

On November 8, 2018, Roads Director M Gasperino made a motion to request approval for using our snowplow contractor with a rate increase of \$1000 for the snow removal contract for this year. They have kept the same price for the last 5 years and we are their exclusive customer. This would raise our contract for snow removal to \$21,000 from \$20,000. P Johnston seconded, all in favor – motion carried.

**Roads**

M Gasperino reported that the roads are quiet.

Shed is installed and operational. Electrical in shed needs to be finalized but shelving installed and items moved from windmill to shed have been organized. Shed is locked and only M Cronk and M Gasperino have keys. More keys will be made but only for board members. Rakes will be available during the summer for the beach rakers.

New Basketball hoop system has been installed.

Decorations have been removed and stored for use next year.

**Marina**

E Sears reported that the level of Candlewood Lake is finally dropping. Currently the level is 426' with a deep drawdown level scheduled for 420'.

The repairs to the dock will be done prior to the lake level increasing.

**Property Maintenance**

A Magoon had nothing to report.

**Vice President Report**

P Naryniecki reported another installment for the windmill repair has been received. The contractor and adjuster are getting close to settling on final numbers. The sails are being built inside a warehouse of solid cedar – there will be no joints. They will be primed and painted and then installed with extra bolts. Sails will be installed in the spring along with the other work needed on the roof and the windows.

The taxes have been filed and paid for the Knollcrest Real Estate Corporation along with the miscellaneous filings. The property taxes have also been paid for the January 1, 2019 installment.

**Beach**

J Glick was absent.

**Water Report**

S Plante was absent.

M Cronk reported that the charges have been calculated for the 2 new properties that hooked into water system prior to the tax payment due dates. Also one property does have stock in KREC and will need to remit that payment to KREC. Stock certificates are not issued any longer.

All other water system repairs will be in the spring.

**Miscellaneous**

A real estate sign is posted on the road side of 28 Windmill Road. A call will be made to realtor for removal. The sign on the lakeside is ok.

Several residents have requested that when revising the restrictions, the board consider allowing sheds.

Trees in community need to be reviewed for safety concerns.

Arborvitae at the beach need to be trimmed to increase sun exposure.

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

**Meeting Adjourned.**