

UNAPPROVED UNTIL JUNE 6, 2019 BOARD OF DIRECTORS MEETING.

## **KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, MAY 2, 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, J Glick – Beach Director, E Sears – Marina Director, S Plante – Water Director

### **Quorum Achieved**

**Guests: 4 Guests**

**KTD Secretary records all meetings.  
B Delaney and L Scott also recording.**

### **Public Comment**

R Scott distributed a public comment handout and read the contents detailing her reasoning for filing the FOI complaint.

L Scott was not happy with the officers during R Scott's reading.

**Motion** to approve the minutes of April 4, 2019 made by M Gasperino, seconded by J Glick. Six in favor, P Naryniecki and S Plante abstained. Motion carried.

### **Treasurer's Report**

M Cronk distributed Budget vs Actual Summary to Board. Treasurer requested that bookkeeper send statement to realtor for past due balance on 28 Windmill.

Treasurer reported balances in bank accounts and CD accounts along with the marina and water account balance. There is \$18,400 in back taxes due to the district which 4 residents total \$12,500 of that number.

### **Secretary's Report**

P Johnston reported on emails received by the board for the past month: D Hill wanted assistance locating the water main shut off at his property, 12 Southview is back on the market, K Cullen wanted the south end of Eastview looked at by the property maintenance director and vendor, a new insurance certificate was received from Excel Property Maintenance, a question was received from Hernandez family regarding hot tubs and B Delaney sent an email regarding the April 4, 2019 board meeting.

The Budget Meeting Notice was published in the Town Tribune three times and mailed to the residents that don't have email.

Secretary asked Marina Director if he would like help mailing out the marina notices this year because most residents ignored the emailed invoices.

P Johnston asked if we could order a return address stamp instead of ordering pre-printed envelopes due to the cost savings.

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### **Property Maintenance**

A Magoon requested a new insurance certificate. Also director is waiting on pricing for mulch and work at south end of Eastview.

Secretary asked if when windmill repairs commence if we have to find another location for the monthly board meeting.

### **Beach**

J Glick received a quote of \$2150 for mulch at the beach and an additional 10 tons of sand will be delivered this year. The shed key was distributed to the directors and extras were filed in the cabinet.

Green Acres will be contacted for the foot wash and the garbage pickup and porta potty will be delivered by the end of the month.

J Glick requested that secretary send request for beach rakers again due to low response. M Cronk requested that kids be reminded to clean the drain.

M Gasperino reported that the basketball light timer is installed and working again. He also pointed out to Beach Director the erosion problem at the beach parking lot.

### **Roads**

M Gasperino stated that the sand cleanup was completed. The Knollcrest sign will be installed once the weather permits.

Director is having difficulty getting in touch with paving contractor so he is looking for someone else to perform repairs.

### **Marina**

E Sears met with Cindy from Excel regarding the design of buffer garden. Director showed design on tablet and gave a listing of the plants to be used. Board will meet a marina on Saturday to see how far inland the garden will be to insure no parking is lost. An email vote will be taken once a new price is given.

Director also presented a water pump to aid in watering the plants once installed. Board will research other options before a decision is made.

Board members and resident volunteers will meet on Saturday to start main stringer board replacement.

E Sears presented numbered stickers to identify kayaks to ensure payment for the slip.

### **Water Report**

S Plante, M Cronk, J Beers, Professional Water Systems and a well tank contractor met to discuss the state recommendations for a community system due to a pressure tank exploding elsewhere in the state. The state is mandating changing tanks or spraying the tanks with a coating if the tank is thick enough.

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The cost to inspect a tank is \$2500 per tank and the community has three. IF the thickness is okay, the cost to spray is \$10,000 per tank. The other alternative is to replace a tank which is more expensive. It is a process that will take approximately six months. The decision will have to be made quickly when the tanks are inspected.

The certified operator filed the assessment with the state today so we will wait for an answer.

Details will be provided as they occur. The state offers a loan program with low rates if necessary.

**Vice President Report**

Windmill repairs will be underway shortly. The contractor anticipates finishing before Memorial Day weekend, weather permitting. Directors mentioned that more shingles have been found on the ground and to advise contractor.

**Motion** to adjourn the meeting was made by J Glick, seconded by E Sears. All in favor - motion carried.

**Meeting Adjourned.**