

KNOLLCREST TAX DISTRICT MONTHLY BOARD MEETING – THURSDAY, AUGUST 1, 2019

At the Windmill

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

Board Absences: P Naryniecki – Vice President

Quorum Achieved

Guests: 4 Guests

KTD Secretary records all meetings.

B Delaney also recording.

Public Comment

No Public Comment

Motion to approve the minutes of July 11, 2019 made by M Cronk, seconded by M Gasperino. M Gasperino abstained, 4 in favor- Motion carried.

Treasurer’s Report

M Cronk reported that District received the arrears balance in full from 12 Southview.

Treasurer reported the balances in bank accounts etc. Unpaid tax total is approximately \$30,000. M Cronk reported that we have good financial stability even with the significant spending done this past year.

Secretary’s Report

P Johnston reported on the emails received – E Fitzpatrick regarding garbage at basketball court, no hot water at a resident on Eastview and R Scott regarding overgrowth and visibility.

B Delaney sent an email regarding the minutes allegedly not being posted stating “the Board is either willfully ignorant of, or continues to thumb its nose at CT State statutes”. Secretary asked Mrs Delaney why when she communicated with her on 11 different occasions between July 13 and July 25 did she not mention that she didn’t see the minutes posted. B Delaney replied it’s not her job to remind the secretary to follow state statutes. P Johnston replied that you are a neighbor and supposedly a friend who could have pointed out an issue. The Secretary was alerted to the issue with the website when she attempted to print information for a new buyer. The minutes were posted on July 12, 2019 but it was a web host error that prevented access to information Web host fixed error on July 26, 2019 and all information is accessible again.

Secretary responded to multiple requests for payoff amounts on properties for sale, added new email addresses to distribution list for residents, had notice published for Annual Meeting, delivered financials statements and officer listing to Town Hall and paid the taxes for KREC. P Johnston also sent Nominating Committee notice of slate to community.

P Johnston reported that she received a party update from S Glick and only 36 are attending which represents only 14 homes. Secretary asked for Board's input on cancelling due to low response. It will be determined on August 3 and a notice will be sent to residents informing of the status.

Beach

J Glick reported that he was alerted to the garbage at the basketball court left by teenagers and he cleaned it up. Beach Director suggested that this be the last year that the community provides garbage service at beach due to misuse. A notice will be sent informing residents when it is eliminated.

Beach Director purchased a new ladder for dock attached to shore.

J Glick researched a new charcoal grill for \$199 at Home Depot with side smoker. E Sears made a motion to purchase the charcoal grill for \$199 plus tax. M Cronk seconded. All in favor – motion carried.

Beach Director suggested that next year we have a beach cleanup day with community volunteers.

Marina

E Sears inquired if gravel was going to be installed in golf cart parking area. Marina Director weeded the buffer garden.

Marina Director reported that there is just one privately owned slip that isn't paid for this year.

Property Maintenance

A Magoon reviewed the list of items sent in by R Scott. Some items are on private property. Weeding and trimming was performed by Excel.

M Cronk stated that a landscaping plan needs to be created so that contractor doesn't have any question on what is expected.

Roads

M Gasperino reported that he is waiting to hear from the contractor for culvert work. No major problems with the roads.

Speed bumps will be painted as soon as possible – held up due to difficulty in obtaining paint. Community sign was installed at the triangle.

Water System

S Plante reported all blows out are done except for one on Windmill. Tank inspection will be forthcoming but there will be no interruption in water. Notice will be sent when it occurs.

Other Items

M Cronk brought up a proposal to change the by-laws to six meetings a year. Meetings will be January, March, May, July, September and November along with May Budget meeting and August Annual Meeting. Also Board would like to change the meeting day until the 2nd Wednesday of the month.

E Sears made a motion to call Richard Smith to change the by-laws to six meetings with the May budget and August meeting and also to change the meeting day to second Wednesday of meeting month. J Glick seconded, all in favor – motion carried.

Secretary will send information to Attorney Richard Smith to make change to by-laws.

P Johnston requested that going forward that all board members respond to any email sent to confirm receipt.

C Franklin reported on Attorney Richard Smith's response to the violations of deed restrictions. Board can enforce deed restrictions including but not limited to fences etc by litigation. Board would have to go after all violators. If a neighbor has a problem with their neighbor, they can personally sue their neighbor and potentially win due to the deed restrictions.

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