

KNOLLCREST TAX DISTRICT BOARD MEETING – WEDNESDAY, NOVEMBER 10, 2021

VIA ZOOM MEETING

Board in Attendance: C Franklin – President , P Naryniecki – Vice President, M Fiacco – Treasurer, P Johnston – Secretary, A Magoon – Property Maintenance Director, E Sears – Marina Director (connected late), K Marotta – Roads Director, M Cronk – Water Director, J Gilbert – Beach Director

Quorum Achieved

Guests: 5

KTD Secretary records all meetings.

Motion to approve the minutes of the September 8, 2021 Board Meeting made by P Johnston. Motion seconded by P Naryniecki. J Gilbert - abstained, 6 in favor – motion carried.

Treasurer’s Report

M Fiacco reported the overall cash balance along with the balances in the water and marina accounts.

Treasurer reported that 31 properties are in arrears totaling over \$35,000. There are 8 properties with liens applied covering over \$24,000 of the outstanding tax amount.

M Fiacco went over various budget line items detailing that we are at approximately 52% of budget.

Secretary’s Report

P Johnston reported on communication received by the Board:

- Multiple questions regarding the 9/18 wedding on private property especially parking concerns.
- Multiple emails regarding modular home delivery to 19 Crestway.
- Sent multiple emails regarding the modular home delivery to 19 Crestway.
- Multiple emails sent regarding the water system and discovery of bacteria in a well.
- Multiple email change requests from residents who realized they weren’t receiving communication from the neighborhood and had changed their email address.
- Winter parking notice sent.
- Complaint received from E Fitzpatrick regarding parking on Windmill road.

Secretary will publish the notice of tax due to the Town Tribune prior to the due date.

Beach

J Gilbert reported that the season is closing out. Swim dock and buoys are the only items left that need to be brought in. The pump is in and stored for the winter.

Marina Report

E Sears sent in a report in case he was late attending the meeting. All the boats are out of the water except 2 on the north dock but they will be coming out within a day or two. Payments were a bit slow this year with 3 still outstanding on privately owned docks. Marina Director would like to have the weeds pulled on the hill.

Candlewood Lake Authority stated that the drawdown season will start on December 1 and continue until fishing season in April 2022. It will be a deep drawdown this year. All homeowners are encouraged to remove all structures, boat lifts and docks to prevent ice or flood damage during the winter months. The main stringer will be detached at the appropriate time.

Property Maintenance

A Magoon reported that it's time to do the cleanup but he isn't certain when that will happen. He is assembling a list of the trees that need work but only 2 items that he would like to get done right away. The bulk of the work would be done in the spring but he doesn't have estimates for that yet.

M Cronk stated that he spoke with the contractor that we have used multiple times in the past and he is available to get the job done ASAP for our community.

P Johnston thanked the Gasperino family for taking care of the fall decorating.

Roads

K Marotta reported that he received emails from members of the community regarding the debris left when a homeowner had a driveway paved. He contacted the homeowner and the community road was cleaned up. He reminded the community that homeowners are responsible for the mess their contractors leave.

M Cronk suggested that the Roads Director take a drive on a Danbury road for the option of tar and gravel for paving. A Magoon questioned if it was smooth for riding scooters and skateboards. It was just a more economical option to consider.

Water

M Cronk reported that they believe the source of the bacteria is well 3. That well is still offline. The well will be checked one more time before added back to the system. This is a common occurrence across the state this year and we just need to keep monitoring which we do each month. It was the first time in 17 years that the community water system had a contamination problem.

Water Director has moved forward with the company to get the tanks inspected. The company wanted to complete the tank inspection in one day and that is not acceptable. The current proposal is \$8600 however, it will increase if we request it to be done in stages. We don't want to have to shut down the water system for 2 to 3 weeks. This inspection is required by the State of Connecticut. All other testing is up to date.

A Magoon thanked M Cronk for all the work he has put in on the water system. M Cronk extended thanks to J Beers for all his help on the water system along with D Disbrow.

Happy Thanksgiving to all!!

M Cronk made a motion to close the meeting. Seconded by P Naryniecki. All in favor – motion carried.

Meeting Adjourned.