

KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING – WEDNESDAY APRIL 20, 2022

WINDMILL 7:30PM

Board in Attendance: M.Fiacco – Treasurer, E. Sears – Marina Director, K. Marotta – Roads Director, M. Cronk – Water Director, J. Gilbert – Beach Director

Absent: C. Franklin – President, P. Naryniecki – Vice President, A. Magoon – Property Maintenance Director

Quorum Achieved

Guests: (1) Betsy Delaney – Recorded meeting

BOD Meetings are Recorded

Motion to approve minutes

A motion to approve the November 10,2021 Board of Directors meeting minutes was made by M. Cronk, seconded by K.Marotta, all in favor - Motion carried.

Budget Discussion

The budget for FY 2022-2023 will be presented to the community at the annual budget meeting to be held May 14,2022 outside the Windmill at 10:00am.

M.Cronk made a motion to keep the bottom line budget for FY 2022-2023 consistent with prior year budget of \$109,770, M.Fiacco seconded the motion. All in favor – motion carried.

A reallocation of funds from capital expenses to operations will be considered.

J. Gilbert will submit the required notice of the budget meeting to the town tribune.

Treasurer Report

M.Fiacco reported on financials noting combined assets of \$304,824.77 and spending at approximately 70% of budget.

Detailed reports will be sent to the directors for budget review.

M. Cronk provided background information regarding a pending proposal for bookkeeping services. The final proposal with cost will be presented to the board once received. Management of financial statements and delinquent tax bills will be included in the proposal. Our outstanding receivable for uncollected taxes is approximately \$40,000. There may be opportunity to offset the cost for the services.

Secretary's Report

For the record M. Cronk advised that J. Gilbert will assume secretary responsibilities until we transition to a permanent secretary.

M. Cronk has assumed book keeping responsibilities temporarily until a permanent book keeper is retained.

J. Gilbert reported on communication received and sent.

There were two Tax bill inquiries with 1 Request to update address for tax bill receipt
A request to update an email address

Several email exchanges related to a lien/removal of lien on a resident property
An email notification from a resident regarding Eversource service interruption.
An Email regarding a no trespassing sign at end of east view.
An inquiry regarding the missing Chatterton Marina sign on Rt 39 intersection at Knollcrest Rd.
An Email regarding a car double parking on Windmill Road
A Resident email related to beach parking area condition with photos of water and tire tracks attached.
Several boat slip requests and information exchanges.
A request for a map of marina with slip identification
An email from a resident regarding an aggressive stray dog on their property.
A notice sent to community regarding BOD meeting.

M. Cronk noted that address change requests should be reported to the town by the resident to update the grand list.

Beach Report

J. Gilbert reported that the dock at the end of the cat walk needs repair. M. Cronk and T. Albertson will assess.

An order for beach sand will be placed this week. Last delivery was July 2019.

A start up request was submitted to Green Acres for the water pump.

Two swim lines have been redone with the leftover rope in the shed and a reorder for rope was placed to complete the remaining two lines.

Several residents asked that we resume Pembroke (Porta Potty) services again this season. We will add it as an agenda item for discussion at the next BOD meeting.

J. Gilbert reminded the group that the repair of the Sluiceway was tabled from last year. A quote for repair has been received and will be further discussed at the next BOD meeting.

The Beach parking area needs repair. A proposal was received for Elite III with two options, paving and stone dust. Pending proposal from Excel, at which time all options will be presented to the board for decision.

The slide on the swim dock is broken in two locations and needs replacement. J. Gilbert will finalize replacement cost and will review with BOD May 11, 2022.

Marina Report

E. Sears reported that several deeded dock owners are behind on Marina fees. He is asking the renters to make their payment to Knollcrest directly.

E. Sears will meet with Excel to Slit Seeding the grass area at the Marina.

He discussed the need for new landscaping on the hill at the Marina and will obtain costs and present to the board next month.

Property Maintenance

No report available.

Roads Report

K. Marotta gave an update on the snow plowing bids. Our current vendor indicated that this past season would be his last. Keith will check with them once again to confirm.

Two bids were received \$27,000 and \$30,000. The scope of work was the same as our current contract. Both of the companies noted that they do not use sand and use a salt mixture instead, stating that the mixture was more effective and used intelligently. He reminded the group that the sand cleanup cost is

currently \$5,000 which would offset the cost of plowing. Keith will address it with the BOD at the May 11, 2022 meeting.

Keith met with Elite III regarding the two pot hole repairs on Crestway and the speed bump repair/removal around the Windmill. The general consensus was to remove the bump.

Water Report

M. Cronk reported that the tank inspections will begin May 3,2022. In Addition, May 10,2022 and May 17,2022 are test dates. We will send notices to the community accordingly. He added that the testing company has changed hands and he will closely monitor them. In addition, a lead/copper testing will occur in June. He is pending receipt of the CCR which needs to be published and filed with the state.

Other

M. Cronk advised the group that there is a scheduled meeting with Atty. Smith regarding property restrictions and their enforcement. Other general issues will be reviewed.

M. Cronk asked to group to consider future commitment for the BOD FY 2022-2023 and to solicit other residents for membership.

M. Cronk brought forward a suggestion to add a pickleball court at the current basketball court making it a multipurpose area. After discussion, M. Cronk made a motion to move forward with an estimated expense of \$500 to add a pickleball court. E. Sears seconded the motion. All were in favor, motion carried.

During the discussion, K. Marotta suggested that if a vendor was used to add lines for the court, that they could also paint the speed bumps professionally with a reflective type paint. In the meantime, he offered to paint the bumps.

In Remembrance

The group paused for a moment of silence in honor of Penny Johnston and her commitment to the Knollcrest community.

Ajournment

K. Marotta made a motion to adjourn the meeting, seconded by M. Fiacco. All in favor – Motion carried. Meeting Adjourned.