

## **KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING**

**WEDNESDAY NOVEMBER 9, 2022 WINDMILL MEETING ROOM 7:30PM**

**Board in Attendance:** M. Fiacco – Treasurer, E. Sears – Marina Director, K. Marotta – Roads Director, M. Cronk – Water Director, T. Keutmann – Beach Director, C. Franklin – President, J. Gilbert – Secretary

**Excused:** A. Magoon, Property Maintenance, Phil Naryniecki, Vice President

**Quorum Achieved**

**Guests (1)** Ryan Kilmartin

**BOD Meetings are Recorded**

### **Approval of Minutes**

A motion to approve the Board of Directors Meeting Minutes, held September 14, 2022 was made by Maura Fiacco, seconded by Elliott Sears.

All in favor, motion carried and minutes approved.

### **Secretary Report - Communications**

Knollcrest community email sent related to driving safety concerns and pet owner responsibilities. A note of appreciation received in response.

Several email exchanges regarding Eastview Rd. drainage review.

An email from IONOS regarding our domain renewal was received.

An email from a resident suggesting windmill decorating for Halloween. Two responses received. A follow up email to the community canceling the event.

A resident email received outlining their wedding plans and requesting beach reservation in October 2023.

A request for records from Smart Procure.

### **Treasurer Report**

M. Fiacco provided an overview on the tax district financials. M.Fiacco reached out to our accountants for information and will follow up tomorrow. Maura will address any outstanding invoices.

She provided an update on our account balances.

K. Marotta noted that our first installment for snow plowing contract will come due the first of December 2022.

### **Beach Report**

T. Keutmann provided a beach update reporting that Tucker has Knollcrest scheduled to remove the dock and swim lines and expects that the docks will be pulled in the next few weeks.

He's met with Timmy Masonry to review masonry needs. Once the lake is lowered, they will assess the scope of work and Tom will submit an estimate for approval.

A resident donated a gently used grill for community use at the beach, the grill is secured in the shed for the winter season.

### **Marina Report**

E. Sears reported that two boats are still in the water at the Marina. The Marina will close by December 1, 2022. There are two residents with outstanding Marina dues. Updated Marina contracts were prepared for the 2023 season.

### **Property Maintenance**

C. Franklin provided the property maintenance update in Andy Magoon's absence noting that Andy is working with Excel to develop the contract requested by the board.

### **Roads Report**

K. Marotta provided an update related to a water drainage issue on Eastview Rd. Roto roter presented an in-depth report of their findings and the work performed to clear the blockage in the drainage pipe. The system is now functioning however, they will submit a proposal for future consideration. We will continue to evaluate.

Keith will prepare the winter notice for community distribution and will address the issue of the dumpster that is in the cul-de-sac on Crestway Road.

### **Water Report**

M. Cronk reported that the process of securing estimates for water system replacement has started. His goal is to prepare a 5-year action plan to present to the community during budget process.

### **Other Items**

**Wedding date request** – The board reviewed the list of questions prepared by a resident related to their request to use the Knollcrest Beach area for an October 2023 wedding.

J. Gilbert will prepare a document that can be used for future requests outlining the process for reservations.

C. Franklin suggested that we have our Attorney draft a general waiver for use in all reservation requests.

**Windmill Repair** – K. Marotta secured three quotes for Windmill repairs. Resident R. Kilmartin offered assistance with bids and materials.

**Security System Quotes** – K. Marotta provided an update of his meeting regarding security/camera options for the community. Additional follow up required regarding equipment location.

### **Adjournment**

Maura Fiacco made a motion to adjourn the meeting, seconded by Tom Keutmann. All in favor, motion carried. Meeting Adjourned.