



Knollcrest Tax District
PO Box 8053 New Fairfield CT 06812
WWW.KNOLLCRESTBOARD.ORG

**KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING
WEDNESDAY SEPTEMBER 13, 2023**

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: M. Fiacco – Treasurer, K. Marotta – Roads Director, M. Cronk – Vice President/Water Director T. Keutmann – Beach Director, C. Franklin – President, J. Gilbert – Secretary, Adam Furphy, Water Director

Excused: A. Magoon, Property Maintenance, E. Sears, Marina Director

Quorum Achieved

Guests (1)

Approval of Minutes

A motion to approve the Board of Directors meeting minutes, held July 12, 2023 was made by M. Fiacco, seconded by M. Cronk. All in favor motion carried, minutes approved.

A motion to approve the August 19, 2023 Annual Meeting minutes made by M. Fiacco, seconded by M. Cronk. All in favor, motion carried, minutes approved.

Secretary Report

J. Gilbert reported on Knollcrest communications:

Correspondence regarding slips and payments was received and resolved by E. Sears

Additional requests made for information related to taxes for property on 7 Southview Road.

Correspondence to and from a homeowner regarding the hydraulic oil spill on Crestway Rd. Homeowner notified the board that contact was made to the company responsible for the spill and they were advised that additional clean-up is required.

A notice to the community regarding election results and BOD meeting schedule for 2023/2024

A request from a resident for an update on election results. A response to the resident directing them to the Knollcrest website as minutes from the meeting were posted with results.

A follow up email regarding an Airbnb at 30 Windmill Road was received.

An email from a resident reporting lost keys and a follow up that keys had been found.

An email received from a resident to inform the board that an access road created at the end of the cul-de-sac on Eastview Rd. was still being used by the property owner on East Lane.

A request from a resident for the name of the company that is used by Knollcrest for Landscaping services.

A community communication sent regarding a trailer parked at the Windmill illegally. Several follow up emails received from residents identifying the trailer owner. A communication sent to the property owner to remove trailer.

A community communication sent to announce the slate for BOD presented by the nominating committee.

A notice from a resident of beach use after 10:00pm with a concern that it was an unsafe hour for swimming.

A new resident requesting to be added to the community email system and asked for guidance on trash removal.

An email notifying the board that vehicles are unsafely passing golf carts while driving in Knollcrest. A community email was sent addressing safe driving in the community.

Treasurer Report

M. Fiacco provided an overview of our financial position, and provided an update of the quick book catch up status and will continue to pursue bookkeeping services.

Beach Report

T. Keutmann received a proposal from Tucker and Sons for dock and rope removal and spring launching which included the timeline. He reminded the board members of the impending electrical panel work at the beach due to the rotting lumber that supports the panel box.

He's received several inquiries from residents to replace the slide that was removed from the swim dock and will prepare an estimate of cost to replace it in the spring.

M. Cronk added that the anchors on dock will need adjustment and he will look at them sometime soon.

Marina Report

M. Fiacco reported in Elliott's absence that we have 5 marina invoices that are outstanding. We expect to receive 2 payments that were recently promised and will follow up on the remainder.

The Kayak rack has been repaired.

Property Maintenance

Adam Furphy distributed two landscaping proposals for board review in Andy's absence. After comparison some additional clarification regarding road cleaning was requested before reaching a final decision.

Roads

K. Marotta reported that two storm drains located on Eastview Road North and Eastview Road South are scheduled for repair/replacement on Friday 9/22/2023 between 10:00 am and 1:00pm.

The matter of the illegal access road in the Cul De Sac at the South end of Eastview was further discussed. T. Keutmann summarized the response received from our attorney. The board discussed various solutions. K. Marotta will bring additional information for board review/approval.

The Snow removal contract has been finalized with no increase in cost for 2023/2024 season.

Water

M. Cronk reported that we are in compliance with all required CT State filings. Next steps are developing plans for future needs/upgrades.

Security

K. Marotta reported that we are close to finalizing. Camera installation should be complete by next week.

Leaf Removal

A Furphy made a recommendation to have two set dates (spring and fall) for residents to pile leaves at the curbside for removal by a landscaping company (TBD). The cost will be paid by the individual residents who choose to participate.

Short Term Rentals

As a result of a resident email to the Knollcrest board regarding a non-compliant Airbnb property owner, the board had several discussions and sought legal advice. The decision was made that at this time, that complaints should be made by the concerned resident to the New Fairfield Zoning Enforcement Officer.

Outstanding Taxes - Lien Process

M. Fiacco reported that approximately 5 properties are in arrears. She further noted that we are close to turning over files for legal assistance as previously discussed.

Adjournment

M Fiacco made a motion to adjourn the meeting, seconded by K. Marotta. All in favor, meeting adjourned at 8:52pm.