



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

**KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING
WEDNESDAY JANUARY 10, 2023**

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: M. Fiacco – Treasurer, K. Marotta – Roads Director, T. Keutmann – Beach Director, C. Franklin – President, E. Sears - Marina Director, Andy Magoon, Property Maintenance

Excused: Mark Cronk, VP/Water Director, Adam Furphy, Water Director

Meeting Recorded

Quorum Achieved

Guests (0)

Approval of Minutes

A motion to approve the Board of Directors meeting minutes held November 8, 2023 was made by M. Fiacco, seconded by T. Keutmann. 1 Abstained, 6 in favor, motion carried, minutes approved.

Secretary Report

J Gilbert reported on community communications noting that this month's report includes correspondence not reported at the Nov. 8, 2023 BOD Meeting.

A few email address updates and one new request received.

A follow up email regarding an Airbnb at 30 Windmill Road was received stating that resident is out of compliance with town regulations.

A video was sent of the extensive landscaping work being done on East Lane (end of Eastview Rd.)

A request from a resident to place reflective tape on the rocks placed in the Cul De Sac at the south end of Eastview Rd.

An email was received about a dangerous tree on Eastview Road.

Several Notices sent to the community regarding the water system including the presence of bacteria during testing, a chlorination schedule, suggestions for safe use of water, ongoing testing results and notice of full use of water system.

Two emails requesting an update on the status of the water system.

A question from a resident regarding the effect of the chlorine on clothes washing.

A thank you note from a resident with mention of Mark Cronk and Jeff Beers for their hard work related to the water system issues.

A community notice sent with the storm drain repair schedule on Eastview Road.

Two emails from a resident on the North End of Eastview regarding the storm drains and water on their property.

A question regarding the drain pipe work on Eastview Rd. K. Marotta's response to resident.

An email from a resident that the center stringer float is in need of repair at the Marina.

An email from a resident asking for the status of collecting back taxes as discussed during our budget meeting.

A reply sent to the resident with an update after the Nov 8th board meeting noting new booking services now in place that will include a collection process of unpaid taxes.

A new "bookkeeping" email address established on the Knollcrestboard.org email domain. Bookkeeper@Knollcrestboard.org

A resident email that they are concerned about a fence being erected by a neighbor on the property line. The board agreed that a reminder email to the community regarding Knollcrest deed restrictions should be sent with the restrictions as an attachment.

An email to the board about property damage because of a water drainage issue. Property located at Windmill Road.

A winter parking notice was sent to the community.

A thank you from a resident for the holiday decorations.

An email from Elwell LLC regarding opposition of neighbors to their zoning variance for 7 Southview Road. A response letter from the President of the Board to Elwell LLC related to variance application with reference to our deeded property restrictions.

Treasurer Report

M. Fiacco provided an overview on the tax district account balances including water and marina accounts. She has been working closely with the new bookkeeper who is making progress with collection effort which is producing results. Maura will pursue other tax payment options for future use.

Beach Report

T. Keutmann reported that Tucker removed the docks and ropes but was late in doing so. We will discuss the electrical panel work at a later date. The shear pin on the ladder needs to be replaced.

Marina Report

E. Sears resolved the issue of unidentified kayaks at the marina. The owners were contacted and the kayaks were moved to their property. The board discussed options of identifying kayaks using numbered stickers.

Property Maintenance

A Magoon reported that the community clean-up went well. The new property maintenance contract is in place with Excel effective April 2024.

He will reconnect with the vendor regarding Windmill work that is needed.

Roads

Winter Parking Notice was sent to the community as discussed at the November meeting.

Water

M. Cronk could not be in attendance but provided J. Gilbert with a report for the meeting:

The community docks at the marina have been disconnected for the winter months.

The state Sanitary Survey report was completed in October and we received a report in December 2023. Follow-up post inspection has been documented and filed with the state.

All documents required to be filed with the state concerning the bacteria issue in the fall of 2023 have been completed and filed with the state.

We have a scheduled water monitoring test scheduled January 11, 2024.

A 2024 action list was provided which included well #4 replacement, future options for new tanks. A detailed assessment of water system piping is due in October 2024.

Adjournment

M. Fiacco made a motion to adjourn the meeting, T. Keutmann seconded the motion. All in favor, meeting adjourned at 8:15pm