



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

**KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS
SPECIAL MEETING
Tuesday September 10, 2024**

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: Maura Fiacco – Treasurer, Keith Marotta – Roads Director, Charlie Franklin – President, Elliott Sears - Marina Director, Andy Magoon - Property Maintenance, Jody Gilbert, Secretary, T. Keutmann, Beach Director, Ray Wise – Vice President

Excused: A. Furphy, Water Director

Meeting Recorded

Quorum Achieved

Guests (6)

Approval of Minutes

A motion to approve the Board of Directors meeting minutes held July 10, 2024 was made by M. Fiacco, seconded by K. Marotta, R. Wise Abstained, all in favor, motion carried, minutes approved.

A motion to approve the August 1, 2024 Special Board of Directors meeting minutes was made by M. Fiacco, seconded by K. Marotta, R. Wise abstained, all in favor, motion carried minutes approved.

A motion to approve the August 12, 2024 Annual Voters Meeting made by F. Fiacco, seconded by A. Magoon, R. Wise abstained, all in favor, motion carried minutes approved.

A motion to approve the Special Meeting of the Board of Directors Dated August 27, 2024 made by K. Marotta, seconded by E. Sears, M Fiacco abstained, all in favor, motion carried.

Secretary Report

J. Gilbert reported on community communications.

Numerous emails received related to latest tax bills. (requests for electronic bills)

- L. Rix's wrote regarding roads repaired. K. Marotta responded.
- Email from KTD to R. Smith regarding HOA/Senate Bill
- Email from KTD to State Representative Pat Callahan regarding senate bill
- Response from Pat Callahan that he would work on it
- Community notice sent regarding family party
- Email sent to the community regarding an illegally parked car at the windmill
- A response from owner of vehicle that it would be moved.

- A response from Atty. Smith stating that we (KTD) can create new rules or amend rules as needed regardless of entity structure. KTD will be obligated to comply with local zoning regulations. He was unfamiliar with the State Bill referenced and referred to P. Callahan.
- Note from G. Auster that the tree on her property was trimmed as requested.
- Mr. Grapstein wrote to ask if the trees on the beach property could be trimmed as they were overhanging the property. The board will respond.
- An email from J. Stadnyk with attachments of rain water running on his property.
- A Note from K. Johnson regarding shrubs overhanging on his property near the pump house
- A note from the J. Beers that approval for the site location of Well 4A was received.
- A request from R. Scott for the names of the companies that submitted bids for paving. Also requested that the board plant some bushes, small trees, shrubs etc. behind the rocks end of Eastview Rd. to close the gap. A response was sent from K. Marotta that we were not permitted to plant at that location.
- C. McLafferty wrote and attached pictures to illustrate the extensive overgrowth of a shrub/tree that's on the Association property. Her request was to cut them back. In addition, she pointed out dead limbs & branches from a tree across the street which abut/overhang the electric transformer and pole. (Currently under review by property maintenance)
- A Community notice was sent in accordance with section 8 of bylaws advising the community of the new directors and their roles. In addition, the meeting dates and times were outlined.
- Save the date notice to the community regarding the Oct. 6th, 2024 community event being planned.
- Follow up email from K. Johnson regarding the overgrown bushes at 16 Windmill.
- Email with a picture of the abandoned well (Well 4) for file from J. Beers
- R. White requested to be added to the agenda regarding HOA discussion and Variance at 30 Windmill.
- An email from Mrs. Delaney stating that the board was in violation of the By-laws because the day of the week in bylaws states we meet Wednesday and our notice to the community stated that we would meet on Tuesday.
- A Response to Mrs. Delaney that the matter would be rectified.

FOI

J. Gilbert reviewed the requirements of the freedom of information act as it relates to board meeting agendas. The community is encouraged to send an email if they have an issue that they would like to speak to at a BOD meeting, allowing all residents to the opportunity to attend if interested.

Treasurer Report

M. Fiacco introduced Karen Hanley, the tax district book keeper. The board members thanked her for the work she has been able to accomplish since the transition.

M. Fiacco provided an updated review of our current financial standing.

She noted that Property's in arrears now have liens in place.

Beach Report

T. Keutmann provided the beach report.

Raking finished slightly under budget this season. Pembroke will pick up Porta Potty after October 6th to coincide with the community event. The damage to the beach shore dock that

was hit by a boat was assessed. When the water level drops, we will plan repairs. A quote was received from Ragatta Docks for close of season. The cost was significantly less than the current expense.

Tom will obtain a quote to paint the outhouse shell of the porta potty.

Marina Report

E. Sears shared the stickers that were ordered for small vessel markings.

Property Maintenance

A Magoon reported that the Windmill stain was completed 9/10/2024. The cedar shake, roof work will be done when a lift is scheduled. The permit is posted. There are two inspections that are required. Materials are all on site.

Community correspondence which has been received related to trimming is under review.

Roads

K. Marotta reported the Eastview drain flushing is still pending. The goal is to get it completed prior to colder weather.

He is perusing recommendations in response to two residents who submitted letters to the board related to drainage and at their homes.

Water

J. Beers was in attendance and advised that the new well has been drilled and pump installation will begin tomorrow 9/11/24. The existing wells were shut off temporarily until the new well is flushed.

Community Event

Funding options were discussed for the proposed community event in October. The Board reached a consensus that pay to participate would work best.

A motion was made by E. Sears to hold a community Octoberfest event on October 6, 2024. The cost of the event is \$15.00 per adult and \$10.00 per child (under age 12) with a family cap of \$45.00. K. Marotta seconded the motion. All in favor, motion carried. Community communications are forthcoming.

HOA Bill

T. Keutmann provided an update on the HOA bill. Right now, the bill is dead on the calendar with support of an 18/2 motion. It will not be revisited or approved in 2024.

Variance Application

The Whites were in attendance as requested by an email to the board. They wanted to be transparent and to explain the reason for their variance application, rather than just a notice on the front of their house.

They simply need more room as their home is a small two-bedroom cottage and their family is growing. The plan is to add a second story bedroom.

They applied for a variance last year which was placed on hold and are now resubmitting the application. They stated that it is a non-conforming lot and that they are not changing the

footprint. They have been working with Evan White from town NF. When asked they stated that they have measures in place when they rent their property and not all guests are renters.

Contractor Work

K. Marotta made a motion to discuss contractor work in the community. J. Gilbert seconded the motion. All were in favor of the agenda addition.

In light of the fact that the community is undergoing contractor work at the windmill and other construction underway in the community, he wanted to address contractor weekend work in the community. He is suggesting that the board serve a notice to the community regarding the restrictions in place regarding work in the community on the weekend and should include the mention of Holidays. J. Gilbert read from the Knollcrest restriction.

A. Magoon suggested that we assemble a package with Tax District regulations to present to contractors hired by KTD.

Adjournment

E. Sears made a motion to adjourn the meeting, seconded the motion. All in favor, meeting adjourned at 8:35 pm