



# Knollcrest Tax District

PO Box 8053 New Fairfield CT 06812

[WWW.KNOLLCRESTBOARD.ORG](http://WWW.KNOLLCRESTBOARD.ORG)

## KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS

### MEETING MINUTES

Wednesday September 10, 2025

#### WINDMILL MEETING ROOM 7:30PM

**Board in Attendance:** Keith Marotta – Roads Director, Charlie Franklin – President, Jody Gilbert - Secretary, Maura Fiacco – Treasurer, Tom Keutmann - Beach Director, Elliott Sears-Marina Director, Mark Cronk – Water Director, Ray Wise – Vice President

**Excused:** Andy Magoon – Director Property Maintenance

**Quorum Achieved**

**Meeting Recorded**

**Guests (0)**

#### Minutes Approval

A motion to approve the July 8, 2025 BOD meeting minutes was made M. Fiacco, seconded by K. Marotta, all members that attended the July meeting voted in favor of the motion. Mark Cronk abstained.

A motion to approve the August 9, 2025 Annual Voters meeting minutes was made by M. Fiacco, seconded by E. Sears, all members that attended the Annual Meeting voted in favor of the motion. K. Marotta abstained.

#### Community Correspondence

J. Gilbert reported on community communications received since the last BOD meeting in July.

There was a request for a current tax bill.

We received a follow up email from the residents at 20 Windmill Rd. regarding the culvert that runs along their property. Two board members met with the property owner. A response was sent to the resident that we would have a contractor evaluate the situation.

We received a request from the property owner at Eastview Road to turn off the water to their home. We also received a notice from the property owners that they would be tearing down their existing home and rebuilding. M. Cronk responded to the request and also communicated with the contractor managing the project.

We received an email from a resident on the north end of Eastview Rd. regarding cars parked in the cul de sac stating it was causing a hardship for others to exit their property or turn around in the area. K. Marotta responded to the resident.

## **Treasurer Report**

M. Fiacco provided an overview of the financials for the tax district including current bank balances as well as Marina and Water accounts. She provided an update regarding tax collections. Two liens are in place one of which is in foreclosure.

## **Beach Report**

T. Keutmann provided a recap of season close for the beach. After discussion with Ragatta Docks, they wouldn't recommend a flip up latter for the swim float for safety reasons. A simple repair should resolve the issue. A throwable device is needed at the swim float, Tom will find a location to secure it.

## **Marina Report**

E. Sears reported that a recent repair was performed on a deeded slip noting deeded slip owners are responsible for all repairs of their docks. Based on a general question raised about insurance liability for homeowners with deeded boat slips, it was agreed that several key pieces of information are needed.

## **Roads Report**

K. Marotta reported that the road painting is done. The company advised that the paint should last a few years. We will evaluate the effectiveness of the fake speed bumps but we've received positive feedback regarding them.

He provided an overview of two options provided by Kris Taylor, owner of D&M Construction after the drainage review on the south side of Eastview Rd. Keith has requested follow up information from them for the best long-term solution and the cost. He did strongly recommend that every dry well and catch basin throughout the community should be cleaned annually. Keith will address it in next year's budget.

K. Marotta walked the property at 20 Windmill Rd. with owner of Excel to evaluate the water flow through the swale near the pump house. Owner of D&M also did a quick look related to the erosion complaint received. There were several observations noted. The board will provide a written response to the property owner.

After contacting several paving companies, Keith received a proposal to patch two large pot holes, one on the Millway hill and the second on the north end of Eastview Rd. K. Marotta made a motion to approve the proposal from A. Luis in the amount of \$900.00 to fix the two areas, M. Fiacco seconded the motion, all in favor, motion carried.

## **Water Report**

M. Cronk reported that we received state approval and that well 4A is now on line. We are compliant with all report requirements and it's time to begin planning for future upgrades.

## **Adjournment**

M. Fiacco made a motion to adjourn the meeting, K. Marotta seconded the motion. All in favor, the meeting adjourned 8:24pm.