



Knollcrest Tax District

PO Box 8053 New Fairfield CT 06812

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KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING MINUTES Wednesday March 11, 2026

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, Ray Wise – Vice President, Andy Magoon-Director, Property Maintenance

Excused: Elliott Sears- Marina Director

Mark Cronk – Water Director attended by phone

Quorum Achieved

Meeting Recorded

Guests (3)

Minutes Approval

A motion to approve the January 14th, 2026 BOD meeting minutes was made by M. Fiacco, seconded by R. Wise. All were in favor, minutes were approved

Secretary Report

Community Correspondence

J. Gilbert reported that a couple emails were received related to snow removal, one from a resident on the S. side of Eastview Rd. and one regarding the Millway hill. K. Marotta responded to each.

The bookkeeper and treasurer received a number of tax bill inquires and responded accordingly.

The Board received a communication from Webster Bank regarding the current authorized signatories for the Tax District line of credit. The communication was shared with M. Fiacco, Treasurer for resolution.

A resident provided photos of a truck obstructing the roadway at 7 Southview Rd. The homeowner noted that this is a recurring issue and has prevented garbage collection at their home on a couple of occasions. While the residents requested a community-wide email regarding the matter, next step will be a follow up with the resident directly.

An email was received by a resident at the S. end of Eastview rd. stating the road felt soft. Keith will investigate.

J. Gilbert reported that the flag has sustained damage due to weather conditions and requires replacement. The flag will be replaced in the spring.

Treasurers Report

M. Fiacco presented the monthly financial overview, detailing bank and CD balances for all Tax District accounts, including the Marina and Water funds.

M. Fiacco will meet with Webster Bank to resolve outstanding inquiries regarding authorized account signatories.

During the bank meeting, M. Fiacco will investigate options to increase the current \$40,000 approved line of credit.

Outstanding arrears are approximately \$14,000.

The bookkeeper has contacted all homeowners regarding these balances.

Beach Report

T. Keutmann presented photos to the Board identifying a broken bracket on the catwalk. Following a meeting with a welder, it was determined that the repair requires a specialized ironworker. Given the urgency of the repair, T. Keutmann will meet with the appropriate vendors and provide an update to the Board.

Tom reviewed a proposal from Regatta Docks offering a 5% discount for seasonal swim dock services (launch and removal) under a "paid in full" agreement.

T. Keutmann moved to contract with Regatta Docks for spring/winter services at a total fee of \$889.00, seconded by M. Fiacco: All in favor; motion carried.

T. Keutmann requested that a community-wide email be sent to solicit interest for beach raking services this summer.

Property Maintenance Report

A Magoon provided an update on the status of the Windmill insurance claim. Following the update, the Board discussed the repair of the Windmill sail.

A. Magoon moved to engage Cedar Roofing Protection for the repairs. The project will be funded by the \$17,762.00 insurance claim payment, with the \$8,000.00 balance to be covered by general funds. T. Keutmann seconded: All in favor; motion carried.

Repairs are scheduled to commence as soon as weather conditions permit.

Roads Report

K. Marotta reported that D&M Construction has been secured to repair the south end of Eastview Road. We are waiting for a scheduled date from D&M.

The speed bump on the south side of Southview Road sustained damage during the winter season. K. Marotta will request a repair estimate from D&M Construction to coincide with the Eastview Road project.

K. Marotta proposed including additional funding in next year's budget specifically for clearing drains and performing dry well maintenance.

The Board began preliminary discussions regarding the future budget and capital needs for ongoing road maintenance.

Water Report

M. Cronk reported that the water tank sensors have been successfully replaced.

M. Cronk is currently updating the annual materials report according to state requirements.

Following the retirement of Dave Disbrow, who previously managed all well-related work, the district is transitioning services to Werner Water Systems.

Other:

Steve Johnston attended the meeting to request the Board's support for a community picnic. M. Fiacco moved to allow Steve Johnston to present his proposal for a community event this year. Seconded by Ray Wise. All in favor; motion carried.

Mr. Johnston proposed an event featuring children's games, food, raffles, and music. He requested the Board's guidance on selecting a suitable date. The Board expressed appreciation for his initiative.

Mr. Johnston will draft a plan for the event and return to a future meeting for further Board review and coordination.

Adjournment

M. Fiacco made a motion to adjourn the meeting, T. Keutmann seconded the motion. All were in favor; the meeting adjourned at 8:23 pm.