



Knollcrest Tax District

PO Box 8053 New Fairfield CT 06812

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KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING MINUTES Wednesday July 22, 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, Andy Magoon-Director, Property Maintenance, Elliott Sears- Marina Director, Mark Cronk – Water Director

Excused: Ray Wise – Vice President

Quorum Achieved

Meeting Recorded

Guests (1)

Minutes Approval

A motion to approve the May 13th, 2026 BOD meeting minutes was made by M. Fiacco, seconded by Tom Keutmann. All were in favor, minutes were approved

Secretary's Report

Correspondence

- Received a resident inquiry regarding windmill repair status; a formal notice was subsequently distributed to the community.
- Received inquiries regarding drinking water safety during the recent power outage. Notices regarding water usage guidelines were distributed to residents.
- Distributed storm cleanup information to the community and provided requested landscaper contact information to three residents.
- Received a resident request for a family gathering at the beach.
- Received updates from the Picnic Committee and multiple resident communications regarding community picnic.
- Distributed a parking notice for a residents annual July 4th party on Eastview Rd
- Received a notice for a family reunion on Southview (weekend of July 24–26) along with a request for Windmill parking access.
- Received a Knollcrest Road resident inquiry regarding tax district information. M. Fiacco responded and confirmed the sender is not located within the Knollcrest Tax District.

- Handled multiple inquiries regarding Marina fees, which were resolved by the Bookkeeper and Marina Director.
- Received a note from a resident regarding a drainage issue on their property. K. Marotta responded to the resident
- Announced the formation of the Nominating Committee and issued a formal call for candidates to the community.
- Posted the latest lead testing results and the Consumer Confidence Report (CCR).
- Distributed a notice to the community regarding a rescheduled Board meeting date.
- Received and responded to a prospective homebuyer requesting information on community building guidelines and regulations.
- A resident contacted the Property Maintenance Director directly regarding recent pruning at the border of the pump house property. A formal written response will be issued.

Treasurer's Report

M. Fiacco presented the monthly financial report, outlining current bank and Certificate of Deposit (CD) balances across all Tax District accounts, including the Marina and Water funds.

Outstanding arrears decreased from \$6,800 in May to a current total of \$5,300.

Beach Report

T. Keutmann reported on storm-related repairs to the swim dock. The final figure includes previously proposed repairs, as well as new repairs after the storm included anchors and chain replacement.

T. Keutmann motioned to approve the repair invoice of \$4,359.80. Seconded by E. Sears. Motion carried unanimously.

Marina Report

E. Sears presented a photo of a sinkhole caused by the recent storm. A previous marina work permit will be reviewed, and K. Marotta offered to inspect the area to assess repair needs.

Property Maintenance Report

A. Magoon reported that he is awaiting a finalized estimate regarding additional windmill repair work which will then be forward to the insurance carrier for approval.

The landscaper was requested to remove tall grasses at the Marina. M. Cronk offered to inspect the area.

Roads Report

K. Marotta presented a detailed breakdown of snow removal and storm drain/dry well cleaning bids for the 2026–2027 season.

After review and discussion, K. Marotta motioned to approve the 2026–2027 snow plowing bid from Quality First Maintenance, LLC for \$22,000. Seconded by A. Magoon. Motion carried unanimously.

He then reviewed the cleaning proposal for approximately 14 storm drains and dry wells, noting specific locations. He will finalize the bid process and make a recommendation.

K. Marotta will coordinate the scheduling of speed bump painting and will contact Eversource to trim overhanging trees on Millway. A community notice regarding tree trimming near power lines on Millway will be sent once confirmed.

Water Report

Mark Cronk reported that the pump on Well 6 failed and has been successfully replaced.

Knollcrest Real Estate

Phil Naryniecki attended the meeting and requested a disbursement of \$6,000 to the Real Estate Corp.

Adjournment

M. Fiacco motioned to adjourn the meeting. Seconded by T. Keutmann. Motion carried. The meeting officially adjourned at 8:40 p.m.