



Knollcrest Tax District

PO Box 8053 New Fairfield CT 06812

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KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS

MEETING MINUTES

Wednesday September 9, 2026

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: Charlie Franklin – President, Jody Gilbert - Secretary, Maura Fiacco – Treasurer, Tom Keutmann – Beach Director, Elliott Sears – Marina Director, Ray Wise – Vice President

Excused: Keith Marotta – Roads Director, Andy Magoon - Director Property Maintenance, Mark Cronk – Water Director

Quorum Achieved

Meeting Recorded

Guests (0)

Minutes Approval

- **July 22, 2026, BOD Meeting:** Approved. Motion made by M. Fiacco, seconded by Tom Keutmann. All in favor.
- **August 1, 2026, Annual Voters Meeting:** Approved. Motion made by M. Fiacco, seconded by Tom Keutmann. All in favor.

Secretary's Report & Correspondence

The board received and reviewed correspondence regarding the following matters:

- General communications regarding the picnic event.
- Correspondence from the Stadnyk property following a heavy rainfall.
- The board received a copy of a complaint filed with the Fire Marshal regarding a smoke nuisance from an adjoining property at 30 Windmill Rd.
- Multiple inquiries received regarding dock and slip fees that were resolved by the Marina Director and bookkeeper.
- Multiple tax questions were received and resolved by the bookkeeper and treasurer.
- C. Franklin responded to an inquiry regarding the current version of the association bylaws.

Treasurer's Report

- M. Fiacco explained a change in the bookkeeping method implemented by the accountant.

- Approximately \$30,000 in tax revenue remains outstanding across 16 properties for the July tax bills. Follow up activity is underway
- A review of the current financial standing and bank balances was presented.

Beach Report

- T. Keutmann proposed purchasing a throwable life preserver for the beach area.
- Board replacements on the dock will be addressed in the spring.

Marina Report

- E. Sears reported that all marina fees are fully up to date, with the exception of one property.
- Three private docks require maintenance. Formal notices will be served to the respective owners.
- K. Marotta received one paving bid and is securing a second for Marina repaving. The board discussed the permitting process and will follow up to determine if a First Light permit is required.

Property Maintenance & Water Reports

No reports were available for this meeting.

Roads Report

- K. Marotta was unable to attend but submitted an update to the board:
- A proposal was received to patch all roads and repair the culvert at the intersections of Millway & Windmill and Millway & Eastview. J. Gilbert motioned to approve the proposal from East Asphalt Paving for \$1,620. Seconded by M. Fiacco; all in favor, motion carried.
- Catch Basin & Drywell Cleaning: To maintain community storm drains, K. Marotta secured a proposal from Tri-State Industrial Maintenance to clean the infrastructure using a vactor truck. T. Keutmann motioned to approve the proposal for an amount up to \$4,340 (based on an hourly rate with the total cost ranging from \$2,480 to \$4,340) and to explore a three-year maintenance schedule. Seconded by M. Fiacco; all in favor, motion carried.

Other

Following a discussion regarding the increasing use of motorized e-bikes and scooters within the community, the board members agreed that a general safety notice is in order. A community-wide safety reminder will be drafted and distributed to residents to encourage safe riding practices, pedestrian safety, and speed awareness on neighborhood roads.

Adjournment

T. Keutmann motioned to adjourn the meeting. Seconded by M. Fiacco. The motion carried, and the meeting officially adjourned at 8:12 PM.