

KTD Monthly Board Meeting held July 9, 2014 at 7:00 PM

At the Windmill

Recording: Lee Scott, Betsy Delaney

In attendance: M Cronk – President, C Franklin – Vice President, K Cullen – Treasurer, E DeLeo - Secretary, J DiFranco – Director-Beach, S Plante – Director-Water System (late arrival)

Absent: J Thompson – Director-Property Management, E Sears – Director-Marina, P Naryneicki – At Large

Quorum Achieved

Guests: 2

Review of Minutes

Motion to approve minutes for KTD Monthly Board Meeting, June 11, 2014. Seconded. Four yes. Zero no. Motion carried.

Treasurer's Report

Financial reports were distributed for the close of FY14 and start of FY15. Funds in bank are sufficient with some new billing due July 1 starting to come in. Arrears total roughly \$11.5K with 3 properties having liens in place due to more than 3 payments missed.

For marina billing, 3 slips have not been paid for while 6 of 11 small vessel bills remain outstanding.

Water sub account balance is \$21,460.

Secretary's Report

All emails received during the month have been distributed. Most requests were fulfilled by Treasurer as they were requests for financial information. E-mail received today regarding speed bump and line painting; distribution of email is pending.

The updated resident directory and courtesy letter was sent out to residents.

The announcements of the Board slate and annual meeting are pending.

The Board set the Annual meeting date for August 9, 2014 at 10:00 AM at the windmill.

S Plante's arrival announced.

To Do List Review

Water System

Timothy Simpkins (Director of Health – Town of New Fairfield) is coordinating with the state on the effort to replace well. It is expected that Disbrow, the well expert that KTD works with, will call tonight or tomorrow. Paper work all filed.

Process was explained that town goes first to get paperwork initiated and location of new well identified, this is verified by town but Tim Simpkins will not signoff until state approves. The state needs to approve sealing of the old well.

M Cronk requested to get Andrew from Water Professionals involved to assist in getting state's needs addressed.

Tomorrow S Plante will be meeting with Disbrow about foot pump at beach that will not start.

Guest - Lee Scott requested that M Cronk announce that S Plante arrived.

Citizen News Notice will be prepared by K Cullen.

Guest - Betsy Delaney questioned if there was enough time for notice.

Electronic "To Do List" had been prepared for keeping Board up to date on pending items.

S Plante reported that the generator project for pumps 2, 4 and 6 is in planning stages.

An update on the pending gutter and vent installation at pump house was provided. Decision was made to seek another bid since originally identified contractor requested that materials be obtained by Board and made available at job site. Another contractor will be sought because obtaining materials is expected to be done by contractor as part of the job while Board is not confident that it has expertise to identify needed materials for work. Suggestion was to call contractor that handles Sail Harbor on an on-call, hourly basis. A Board member questioned if the Board should get multiple bids. Job is expected to only be a few hundred. S Plante will contact Twins of Taurus, Sail Harbor's on call contractor, to get estimate. Since there is also the pending work of getting steps installed at bottom of hill at pump house, an estimate will be requested from the contractor for this work also.

Installation of blowoffs on Southview Rd. and Crestway are pending.

Beach

Drain at bottom of sluiceway has been cleared

Light at basketball court was confirmed to be on a timer and will stay on an hour at a time.

Roof over electrical panel at basketball court needs to be re-shingled. There is metal flashing over electrical panel so there is no rot that needs to be addressed, just shingles.

Swim buoy has reached end of life however it will be fine for the season. Cost will be \$250 – \$300 for replacement. It was suggested that in future years that the buoy should be brought in for the winter to prevent damage from ice.

Trimming of Rose of Sharon at basketball court is pending. It was suggested that this work should be coordinated with transplanting of some grasses from hillside at marina to shore line to comply with CLA request for buffer gardens at shoreline.

Marina

Pending items include two boards to be replaced on launch ramp stringer, fill in of undercut along the side of main landing, installation of zebra mussel hotel, and installation of GFI outlet on telephone pole.

E Sears passed on to K Cullen that he will be doing a milfoil check this week.

It was noted that the beach is beginning to have a milfoil issue that needs to be addressed also.

Decision made to not consider last vendor used. K Cullen will send email to E Sears to look at both areas and obtain vendor estimates as needed.

Roads

C Franklin reported that boulders were installed at generator site to provide protection to generator.

CTS bill was presented for road repair of roadway in conjunction with generator project. Some curbing repair was done at the same time. K Cullen did not feel that the Board had voted to do this work and as a result that company was asked to do this work without Board approval; concern is that process-wise things are getting sloppy. C Franklin, the road's director felt that the work was approved in overall generator project and that he was simply asked to get the work done since he had the contacts for this type of work. Curbing was an add-on job since vendor was already in the community.

Related concern was raised regarding work at pump house. It was confirmed that just estimates were being obtained at this time.

Since the situation of small jobs continues to come up there was discussion that the outstanding issue of establishing director's discretion on smaller expenditures below a certain amount should be brought to a conclusion. It was suggested that we should consider a list of trusted vendors so that we do not continue to chase bids and get nothing done. It has been mentioned to Board members by some vendors that they will not bid jobs because they know that we shop by price only. Until a policy of director's discretion is resolved, all jobs will have multiple estimates and get a Board vote.

A Board member brought a resident's concern forward regarding the sign on Rt 39 for Squantz Park that is blocking view at southwest end of triangle at intersection of Knollcrest Road and Rt 39. The resident contacted police but they were not responsive to concern. Resident asked that Board add voice to the concern with town. M Cronk will call Selectman's Office.

ByLaws were read into record regarding the notice of meeting. Posting must occur no later than 10 days prior to meeting in territorial limits and published no later than 5 days prior in publication with circulation that includes community limits.

An update on pending tree work was provided by M Cronk. M Cronk spoke to the property owner of one of the trees which is seen to pose a threat to block the entrance of Knollcrest on property outside of Knollcrest should the tree fall. The property owner Weth was agreeable provided that he is allowed to use the community beach given this allowance and what has happened in past between him and community. M Cronk asked if the Board should invite him to meeting to discuss with Board directly. However, Board does not see any reason to pursue further.

There is another tree on Dodge property line along Millway. Property owner is agreeable to take the entire tree down but not just half overhanging power lines and road. Estimate is about \$500 to take down. It was agreed that we should have it looked at by tree service to see what the integrity of the tree is before making a decision. Other tree work needed should be identified before getting opinion on this tree.

Over 80 people attended the July 5th picnic. Food expenditure of \$250 already approved via email due to tight timeframe between resident coming forward to offer to coordinate effort and date of event. An additional \$80 spent on paper goods, charcoal, buns and condiments.

Motion to approve reimbursement of additional \$80, seconded. Five Yes. Zero No. Motion carried.

Public comment

Lee Scott

Resident reported that the streetlight at marina is out and advised Board to contact CL&P.

Resident raised concern about the Board voting by email.

Resident raised concern on how monies are being spent, referencing budgetary limits and the requirement for the Board to follow Connecticut municipality procurement rules.

Resident requested to be pulled from \$30 small vessel fee as his boat has been removed. He informed the Board that he will be contacting First Light regarding his concern over the fee.

Resident raised the concern that another resident wrongly lost their dock.

Prior minutes that reflect the resident's notification that they were withdrawing from the boat club will be retrieved by Secretary and presented at next meeting.

Resident raised the concern that the approval of the Annual Budget Meeting minutes was voted on by the Board and not those present at the meeting, the required third of the community residents. He advised the Board that the vote to approve the minutes must be by community based on his research.

Resident raised concern that meetings are not conducted in accordance with Robert's Rules of Order.

Resident raised concern over a statement made by the President that was imposing a burden on future Boards, demonstrating no forward thinking.

President responded that he was speaking as a resident and not President.

Resident raised the concern of inaccuracies throughout the monthly minutes including vote counts.

Secretary will review minutes and report back at next meeting.

Resident raised the concern of how the Board is handling the community's money.

Resident questioned the status of wells, reminding the Board of its commitment at the Annual Budget meeting to keep the community informed.

Betsy Delaney

Resident inquired about the date that the slate for the upcoming Board would be released.

Nominating Committee Chair stated that the slate would be made available the next week.

Resident raised the concern of a Board member's absences that could skew voting.

Resident suggested that when selectman contacted about sign that we state that we put up with blockade caused by State Park.

Resident inquired as what was being done about pending items from Annual Budget meeting, specifically closing windmill circle and single garbage service.

Prior minutes show that closing of the circle was tabled and no action will be taken.

Prior minutes show that follow up with a newly established garbage service brought to the Board's attention by a resident is pending.

Close Public Comment

The decision on whether to hold the August Monthly Board meeting is pending. The call will be made closer to tentative date.

Motion (read into record) on approval of reimbursement of \$250 voted on via email for community picnic held on July 5th. Eight Yes. Zero No. Motion Passed.

Meeting adjourned.