

KTD Monthly Board Meeting held June 11, 2014 at 7:00 PM

At the Windmill

Recording: Lee Scott

In attendance: M Cronk – President, C Franklin – Vice President, K Cullen – Treasurer, E DeLeo - Secretary, E Sears – Director-Marina, J DiFranco – Director-Beach

Absent: J Thompson – Director-Property Management, S Plante – Director-Water System, P Naryneicki – At Large

Quorum Achieved

Guests: 2

Motion (read into record) that the April 9th KTD Monthly Board Meeting Minutes were approved via email since there was no May KTD Monthly Board Meeting. Eight yes. Zero no. Motion passed.

Treasurer's Report

Cash position in combined accounts is sufficient. There is currently approximately \$11,600 in arrears for 9 residents; 1 is missing 1 payment, 1 missing is 2 payments, 2 are missing 4 payments and 1 is missing 9 payments. The last 3 have liens in place on properties and 4 additional are outstanding FOI charges or interest only.

Balance of water account was \$21,400. Total generator expenditures totaled approximately \$31,600 over 2 fiscal years. Confirm is pending that all expenses for project are accounted for. The cost of the rocks (protection) and road repair will be charged to water since they are costs incurred due to the project.

The Mill rate for FY15 is set at 2.5737 versus this past year of 2.5399. The 1.3% increase is primarily attributable to the \$1000 budget increase. The tax bills are expected to be received by July 1 from printer.

K Cullen requested that outstanding invoices be submitted as soon as possible to get into this fiscal year.

It was agreed that the mailing of water consumer confidence report will be included with tax bill for those on water system. This is seen as in reporting compliance as long as it goes out using USPS. A copy will be filed with the state and one kept in records.

Secretary's Report

Emails received over the past two months have all been distributed to community residents. The majority concerned the Vessel Id project and Marina related requests.

The paper work required to renew the credit line was completed by M Cronk and E DeLeo and submitted to the bank. A copy will be put to record.

An updated copy of the community resident directory is pending to be sent to residents. K Cullen will provide any changes to Grand List to be used to update directory.

To Do List Review

Marina

2 boards on dock need to be replaced and concrete edge of landing for ramps needs gravel to fill in at south finger. It is getting washed out or dug out and settling is occurring.

8 of 8 rental docks paid for and 19 of 23 resident-owned slips paid for.

Vessel id project is near completion with owners of 17 of 18 vessels identified. The one unidentified is believed to be a silver canoe. Board will need to make a decision on vessels where owner does not pay the storage fee as to when the owner will be asked to remove the vessel. It was suggested that we start moving the vessels together to reduce space taken up on ground. We may consider locking the unclaimed vessel for a period to see if someone contacts us. The vessel was identified as having registration markings.

E Sears reported that a homeowner contacted him to resolve a boat in their slip that belonged to another resident. E Sears was able to resolve on behalf of resident.

The question was raised regarding future boat rack efforts that would be undertaken since funds are now being collected for rack storage. Consideration needs to be given as to where a new rack would be placed or, since the current rack is only resting on footings, if the existing rack could be moved or replaced.

It was suggested that we should consider making better use of the property at the bottom of windmill hill on the west side where there is a lot of water frontage. Currently the property is assessed as non-usable and if any change of use was considered, we would need to identify the impact to taxes. The other issue is the buried tanks in which a raised walkway could address this issue. Additionally, provided approval was gained by First Light, we could potentially make some grade changes. Board members were encouraged to go and look at the property. Other considerations are the cost to clear property and the increase to insurance. This is seen as a potential solution to free up parking spaces at marina if non-motor boats were stored at the bottom of the hill.

Beach

J Di Franco reported that everything is pretty much done. Sluiceway was cleaned of more than a foot of road washout sand. This was thought to be reason for the water running over basketball court. She is not planning to order beach sand and has asked kids to rake sand to center from higher outer edges. It was emphasized that checking of drain at first stage of concrete should be done every day. Teresa, John

and Rachael will be reminded. S Plante is going to meet with Dave Disbrow to turn on lights and whatever else needs to be done since the electrical panel could not be opened. The little roof of electrical panel is pending repair. This will be coordinated with work at pump house needed to install vent in roof and gutter. Deadline will be given to vendor to complete or other vendors will be pursued.

Swim buoy has water in. It will be checked to see if it can be drained. Otherwise, a new buoy will be purchased. The swim ropes had broken free from single connection to buoy but were temporarily reattached until issue with buoy resolved.

Comments to date regarding landscaping at beach have all been positive.

Purchase of new slide remains on hold.

Roads

There is pending road repair at windmill.

Water System

Consumer Confidence Report (CCR) completed.

S Plante is continuing to work with Disbrow on how to proceed with well #1. The guy who was going to help determine the way to go is hurt. Once a conclusion on how to proceed is known it will be brought to the Board for a decision.

In the interim, water pressure has not been a problem and Increasing utilization of wells is actually good to keep water flowing through the well. It was reiterated that the Knolls has 3 wells for 107 homes. Their wells simply run more often. The Knolls has the same compliance issue limiting draw of wells and they have no greater piping or storage capacity than Knollcrest serving 89 homes on 6 wells normally, 5 currently. The cost of a new well is estimated to be 10K.

No other issues with water system, testing is all fine.

Other Items

Nominating Committee has one confirmed yes and waiting on second with alternate identified. Email pending to be sent to community after nominating committee is identified.

Best bid for garbage pickup by Winter Brothers was \$30 per household if billed individually. However, some residents have called and gotten their individual bill reduced to \$28 on their own.

Cathy Scogno, resident, brought information cards on a startup garbage company to M Cronk. They will provide curbside service. The resident presenting this company thinks that they will come down to \$26. It is not known if they are operating yet. The community was favorable to the idea of getting down to one service so concern was raised that adding another is not going in the right direction. Garbage companies currently serving the community were identified as Shamrock, which recently merged with

Winter Brothers (Monday), Fusco (Tuesday), LaStocco (day unknown), and another service (Thursday). It was agreed to go back to the service forwarded by resident for more information.

There was a bee's nest reported to the Board at windmill in wall. They may be white-faced hornets. The situation needs to be investigated and resolved.

Marina has a bees issue also. Owner inquired if they may pull dock out of water to address issue away from the water.

Public comment

Resident asked if there was a policy on posting signs in yards. Based on property restrictions, no signs are allowed. Resident reported that 22 Crestway has signs. M Cronk noted that Police have told residents in the past to post signs or they would not take action if trespassing occurred and signs were not posted. It was suggested that the Board walk around and see who has signs and contact residents. There was discussion on whether these signs are different from business signs and whether legitimate signs should be issued by government agency.

Adjourned.