

KTD Board Meeting held February 12, 2014 at 7:00 PM

At the Windmill

In Attendance: M Cronk – President, K Cullen – Treasurer, E Sears II – Director-Marina, S Plante – Director-Water, J DiFranco – Director-Beach, J Thompson – Director-Property Management

Absent: E DeLeo – Secretary, C Franklin – Vice President, P Naryniecki – At Large

Quorum Achieved

Guests: 2

Review of Minutes

Motion to accept the January 8, 2014 Monthly Board Meeting Minutes. Seconded, all in favor—motion carried.

Treasurer's Report

Tax District financials are in good shape. Taxes for the period due in January 2014 are coming in. Currently delinquency is \$22,000 for 26 residences. 17 are only delinquent past payment due in January 2014 and 9 are more than this last payment. 2 are 3 payments past due, 2 are 4 payments past due, 1 is 9 payments past due, and 4 are a past due interest only. Since last month, one lien was discharged as a result of full payment by resident. 3 existing liens are still in place. The two residents that are now 3 payments past due are going to have lien put in place including the new \$50 charge. The notification of lien letter will include notice of the \$50 charge.

There is a \$26,778 balance in water account.

Water System

Approximately \$27,500 spent on generator project including filling the tank. This works out to about \$300 per household.

Generator is scheduled to be run every Tuesday at noon for 15-20 minutes. This is required as ongoing maintenance. Steve will discuss a service contract with electrician.

A procedure will be drafted for different outage scenarios. Because outages will prevent residents from getting emails, all notices regarding outage status will be posted to bulletin board.

Every Friday S Plante we will get a report on water usage. This will allow him to detect excessive usage that needs to be investigated.

Consumer confidence report is being created.

Secretary's Report (provided by K Cullen)

Community center space reserved, Saturday May 10th from 9AM – 12 noon. Meeting for residents will begin at 10 AM.

Preliminary survey results shared with the Board. 39 responses received to date. Favorable response to proposal for bids for single garbage collection.

Marina

E Sears and E DeLeo took photos of dock stringer to be replaced and non-motor boats (row boats, kayaks, and canoes) for the effort to seek bids to replace stringer and Vessel ID project.

Webpage of photos and measurements within Board website created for potential contractors to replace stringer. E Sears has been working with D&D – Dave, Tucker who he met with, and Avalon - Gary). E Sears shared the different configuration and hardware options. A bid for \$16,200 was submitted by D&D, Avalon's bid is outstanding. It was stressed that estimates must be comparable. Bids include delivery and installation. Not sure if they include removal and disposal costs which could take multiple dumpsters.

M Cronk requested that three estimates be laid out to enable a comparison.

E Sears noted that he was \$5000 under budget last year for marina.

E Sears reported that Vessel ID Project link is on the main page of Board website. One resident has already responded, identifying their vessel. In the next month, E Sears will draft letter to all residents to inform them of project and request that they identify their vessels. E Sears proposes that, not as a money-maker, but instead to have people be more conscious of their boat being stored at the marina that a \$30 fee be imposed. He will draft a letter to be approved by the Board.

Marina bills will go out in April or May time period and checks are held until July 1 for new fiscal year.

Property Management

J Thompson used existing contract as template for landscaping agreement. Excel will add picking up leaves in spring/fall at beach to bid. Mowing is paid for monthly.

Excel provided estimate to C Franklin on road sand cleanup. Job will include removal of sand from resident's driveways.

Excel provided an estimate of \$75 - \$100 to clean up leaves at residence on Windmill Rd that have been there for years. This situation was commented on in survey.

Bid to clean drains pending.

CL&P does not see tree that is leaning at entrance of Community as an emergency situation. M Cronk got estimate \$250 to take tree down. He will go back to the resident to discuss taking down the tree.

M Cronk requested that we get an on-call hourly rate as part of property maintenance bids. It was suggested that we go to 2-year contracts with option to renew.

S Plante reported that in front of Addessi residence that drain is not taking any water due to road being pitched away from drain. Water goes into Addessi's and Gredel's front yards. The problem is from Keenan's to end of road. The review of drains at both ends of Eastview Rd will be added to the To Do list.

Other Business

M Cronk requested budgets be brought for next month so that the budget is finalized in April.

Public Comment

A resident reported that the causeway marina is being foreclosed on. This will result in more boat owners looking for dock slips.

Meeting adjourned.