

KTD Board Meeting held November 13, 2013 at 7:00 PM

At the Windmill

In Attendance: M Cronk – President, C Franklin – Vice President, K Cullen – Treasurer, E DeLeo - Secretary, E Sears II – Director-Marina, S Plante – Director-Water, J DiFranco – Director-Beach, J Thompson – Director-Property Management, P Naryniecki – At Large

Absent: none

Quorum Achieved

Guests: 1

Review of Minutes

Motion to accept the October 9, 2013 Monthly Board Meeting Minutes. Seconded, all in favor, motion carried.

Treasurer's Report

Cash position is sufficient while reflecting amount spent on water system generator project, as anticipated. It is expected that the \$6300 expense for 2 pumps related to the generator project will be reclassified under capital project budget line of \$15,000. It was noted that the generator, propane tank, and generator platform will also be charged to this budget line and that the project spending to date as well as expected remaining costs is inline with the 28 to 30k estimated amount.

The number of taxpayers in arrears remains at 10, not counting those with interest only due. New liens were placed on 4 properties as per our policy of 3 late payments or 15 months past due.

Secretary's Report

E-mails:

- Responses were sent regarding two emails received about curbing/roads.
- FOI fulfillment inquiry response was provided based on input received from state FOI commission

Confirmation of donation to CLA in memory of Sophie Naryniecki was received and put to file

Overview of setup of individual directors email boxes was provided with a diagram to show auto-forwarding and consolidation. Individual passwords for each mailbox were sent to each director previously.

Confirmation that Board Meeting Minutes are being posted to the board website (knollcrestboard.org) along with bylaws, deed restrictions, regulations and other notices.

A Board member questioned whether the letter agreed upon previously by the Board to be sent to the Santulli residence homeowner was sent out. This letter had been put on hold when problem and a related one appeared to be resolved. Although the president confirmed that there was direct communication with the family, this Board member felt that a communication should go out to the homeowner in order to bring the matter to closure in the Board agreed upon manner. Board members will follow-up with Richard Smith, Attorney for advisement.

The quarterly Board report is pending. Board Members were reminded of the need to get content information to P Naryniecki so that he can draft the report. The report will cover the water system as well as other items such as the website.

Water System

Target date is November 27, 2013 to complete installation.

Platform will be put in place tomorrow. 11/22 excavation for tank, 11/25 to put tank in and run lines, 11/26 inspection, 11/27 backfill and final hookup.

No parking notice needs to go out and close the road starting the weekend of the 11/22. Cones will be placed at both sides of circle to block entry. Once hole is dug, it will be protected by barriers and plywood. It was recommended that someone knock on door of resident that parks in circle to alert them of pending work.

Coordination with state is ongoing. If we had just gone with generator and wiring there would have been no state involvement but since we are adding to the two booster pumps, state wants documentation of plan and will provide permits.

Insurance needs to be put in place when work is completed. K Cullen will let insurer, Collins-Morrow know.

Need to put concrete posts in place to protect generator. S Plante will discuss installation of posts with J Istvan, contractor, who is doing the excavation for the tank installation.

Property Management

W Eppler, resident that oversees windmill, had asked J Thompson to get quotes on sealing the four windows on third floor. Only one of contacted vendors provided an estimate to seal and caulk for \$700. The Board questioned if we should spend money for stop gap solution only to have to do something later or should we consider replacing windows now. Since there is \$1600 left in property maintenance budget line, less expected fall cleanup only, suggestion was made to have Walter get quotes from Lowe's on replacing windows (same process as used for the second floor windows).

S Plante will follow-up with W Eppler.

Motion to move forward with replacing windows. We will vote on windows via email once the price is known. Seconded, all in favor, motion carried.

W Eppler also requested a vacuum cleaner for the windmill. There was discussion of whether getting shop vac (dry/wet) was better solution.

Motion to approve the purchase of a shop vac for the windmill for estimated price of \$100-\$120.
Seconded, all in favor, motion carried.

S Plante will also discuss this with W Eppler.

Marina

E Sears proposed raising the marina boat club dues from \$225 up to \$300 - \$350.

Discussion of the replacement of the north stringer of docks. Estimated cost of about \$15k. Must do all of the stringers and fingers together since they are non-standard. 3 fingers x \$1400 plus 4 stringers x 2,500.

E Sears proposed that a nominal fee be assessed for seasonal use of Canoe/Kayak rack.

Additional proposal by a Board member to allow homeowners to store boat over winter at marina. It was suggested that this be brought to residents at budget meeting for consideration.

It is unknown whom the owners are of some of the canoes, kayaks and rowboats currently stored at the marina. E Sears would like to send email to residents to request that they claim their canoe, rowboat, or kayaks so that we know whom they belong to. Suggestion was to label them. If no claim of a boat, we will consider disposing of it as abandoned.

A Board member questioned the comparison of our marina charges with other communities that incur the cost to take their docks out and re-launch annually. It was further noted that over the 35k income over the last 5 years only 22k, not including insurance was spent, leaving a balance of 15k in the overall community funds for the marina. Allowing for insurance not charged to the marina, results in about 8k.

There is still the outstanding question of an expense 3 years ago (2011) - \$3300 recorded as cleanup. P Naryniecki was treasurer at the time and will go back and look at records.

A Board member noted that a \$75 - \$125 increase in boat club dues will require 3 years to cover amortization of docks. If there is a bad milfoil year, it may take as much as 5 years. This Board member will support the increase only if the numbers can be justified. Dues were \$175 up until 06, \$200 - 06/07, \$225 - 07/08 forward.

E Sears will get estimates for north stringer replacement from Avalon and Tucker. J Thompson has relationship with Tucker and will make initial contact.

Motion to move forward in the replacement of docks that are necessary and that we get bids to be discussed in January meeting. Seconded, all in favor, motion carried.

A Board member questioned paying for a current expense with future dollars. Marina money will pay for this and normal marina operations until paid back to general fund.

A Board member questioned who is seen as the owner of the 8 rental docks. While the boat club is supposed to maintain stringers and ramps through club annual dues, based on the premise that the resident-owned docks are assets of the homeowner, and these asset owners are supposed to bear the cost of replacing the physical dock finger, it would follow that the community owns the rental docks and should therefore bear the cost of replacing these. The boat club owns no assets, just manages them on behalf of the community.

It was reiterated that if the \$6900 that is not used every year, that there should be more money available to the boat club. As stated previously, there is \$8000 owed back to the marina from the general fund, half the cost of the stringer replacement.

Beach

Old floats were disposed of at landfill by J DiFranco.

Leaf cleanup pending at the beach. It was confirmed that while contractor for the beach does the leaf cleanup. The contract does not include disposal (in past years, leaves mulched and reused for fertilizer). It was agreed that Excel, our general contractor, will be contacted to pick them up.

Reminder call to Tucker made by J DiFranco.

Other Business

M Cronk is working with C Franklin to continue working towards getting "One Stop Shopping" for contractors, that will perform different jobs based on quoted hourly rates.

Discussion about leaf bags that have been on resident property for years (leaves, batteries and other garbage next to boat). It was suggested to send a letter to resident and if they do not remove them, have them removed and added to bill.

Public comment

Resident questioned if the Board has had any further discussion with the media broker that made a presentation at the October Monthly Board Meeting and if they had signed a contract. M Cronk confirmed that we had not had further discussions nor had the Board signed a contract. M Cronk was updated about what was talked about and the concern voiced by residents regarding a 10-year contract. Decision made that it would be brought to the community before any action taken.

K Cullen added that the financial statements would go out in December to residents. She was looking for roads notice to go with reports, which was provided.

Motion to close meeting at 9:27. Seconded, all in favor, motion carried.