

KTD Board Meeting held October 9, 2013 at 7:00 PM

At the Windmill

In Attendance: 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: M Cronk – President

Guest Presenter: Steven Levenherz, Communications Consulting Group on potential revenue opportunity.

Quorum Achieved

Guests: 4

Review of Minutes

- **Motion** to accept the August 3, 2013 Post-election Meeting Minutes. Seconded, all in favor, motion carried.
- **Motion** to accept the September 11, 2013 Monthly Board Meeting Minutes. Seconded, all in favor, motion carried.

Treasurer's Report

Account balances show sufficient funds to cover planned expenditures. Separate balance for water system also shows sufficient balance to cover backup power project. The number of tax payers in arrears is down from 15 to 10, not counting those with interest only due. There are pending liens on 4 properties that have already been sent notices. Liens will be recorded with town next week.

Attempt to contact one resident with pending lien has been unsuccessful to date. Another notice will be sent by regular and registered mail and another attempt to go to residence. Irrespective of whether contact is confirmed, the lien will be filed, as per past practice.

Quotes for propane tank installation were discussed from both Mitchell and Leahy's Fuel. Mitchell provide quote for \$4600, which included the placement of the propane tank in the ground (including balancing). Leahy's quote of \$3700 did not include this work. If we went with Leahy's quote, we would need to find a contractor capable of this work and coordinate the work to be done when Leahy's delivered the tank. It was agreed that there would be little if anything saved by going with the Leahy's quote and a separate contractor. Going with a

separate contractor also introduced the risk of not being able to coordinate the two as needed. Mitchell will also put the well pipe sleeve in place.

Motion to approve \$4600 expenditure for Mitchell Fuel to provide propane tank and install. Seconded, all approved, motion carried.

When the work is done, we will need to have a contractor dig hole in advance, followed by inspection by town, placement of tank, re-inspection by town and then burying of tank. This will be a multi-day process. Since Knollcrest will own the tank, it is believed that no ongoing service charge will be incurred.

Dave Disbrow provided a recommendation for 2 -2 horsepower pumps needed for the backup system. These pumps will be hooked to the generator and will bring the water pressure up. Including labor, pads, valves, and piping, the cost will be \$6300. It was agreed that Dave Disbrow has extensive knowledge of the system and that we should go with his recommendation regarding the pumps.

Motion to approve the purchase and installation by Dave Disbrow of pumps for \$6300. Seconded, all in favor, motion carried.

Transfer switch will be installed by Warren Schomber, the electrician who has worked on the system of the years along with J Beers, the prior Water System Director.

Quotes for generator were presented from Northeast Generator and Warren Schomber. J Beers voiced concerns about Northeast Generator to S Plante, current Water System Director. Northeast Generator provided specifications for generators that ranged from \$5380 to \$6685. Warren's quote, for what is believed to be a comparable 17 kilowatt generator, is \$5900. More information regarding the options will be brought to the Board next month since quotes were received today and this decision does not hold up other work.

Secretary's Report

2 responses that were reviewed and approved by the Board regarding concerns submitted by residents about visibility at intersections and mowing of vacant lots were sent out.

Directorship workbooks for new directors were distributed.

Results of votes taken via email were read into record.

- Survey - Contract received for \$1200 to survey, stake and provide map - all voted to approve.
- Plowing - Vote needed in response to \$1000 increase from vendor that Board previously agreed to renew with for this winter - all voted to approve.
- Curbing and speed bumps - Three vendors were contacted. Two vendors responded and met with the Roads Director and President to review work. Vote was taken to approve \$1800 for 4 Star Paving - 7 voted yes, 1 did not respond – approved based on majority approving.

Resident submission regarding FOI fulfillment charge was received. Information from Town Clerk's Office and CT FOI Commission (Tom Hennick, Public Education) is being compiled to provide response. Draft will be shared with Board for feedback before sending response to resident.

Marina

15 extra keys for marina ramp lock were ordered.

The Board needs to make a decision regarding the north stringer as these docks are approaching end of life. Also, these docks do not match other stringers. The stringer is comprised of 3 fingers (piers) with 12 inch floats while the ramp going down is wood, not steel. Replacement is estimated to be about \$15 thousand. Chatterton uses Sullivan Floatation from Warwick, CT. for docks. Candlewood Isle and Candlewood Knolls currently charge \$350, which is more than Knollcrest and both are raising rates for the coming year in tandem. Our current marina budget does not handle maintenance. The proposal was made to raise our fees at previous meeting but no vote was taken yet. Avalon, who has built docks for Knollcrest in the past, has also been consulted about the cost of replacement for the north stringer. If the project is not taken on this year, we could consider resurfacing bad planks.

Suggestion made to power wash docks and use penetrating stain to make docks look uniform.

Beach

Card returned to Tucker to schedule having the diving board dock removed. Line was purchased to tie up dock and left for Tucker. Swim lines were cleaned and stored in Windmill. Steve will take off diving board once dock is in.

Bills were submitted for kids for raking. Treasurer confirmed that payment made to kids.

M Cronk was going to talk to Dave Disbrow about turning off pumps at beach. Arrangements were made to have Port-a-Potty and garbage pickup services ended in October.

Stone wall repair on border with Cook property is pending. Old floats on kid's beach need to be disposed of. Holes will be drilled into them to drain prior to disposing of.

Property Management

Letter and accompanying form was drafted by Property Management Director to be sent to the Beautification Committee requesting that they get approval before performing any work. This was prompted by resident submission that raised concern in response to the Knollcrest News Newsletter.

An email, received from W Eppler about 3rd floor windows and replacing paneling section on 2nd floor, was forwarded to Property Management Director.

Treasurer reminded all directors of need for contractor's proof of insurance each year.

Public Comment

P Johnston said that she had received contact from other residents regarding anonymous email signed by angry resident, titled Invasion of Privacy. The concern of residents was that R Scott, the woman who came around to collect emails, was being targeted. Additionally, P Johnson noted that the email referenced a mysterious secretary but that sender did not sign their email either and she suggested that this sender should use spell check.

Meeting adjourned.