

KTD Board Meeting held July 10, 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-Beach, B Delaney – Director-Roads, W Eppler – At Large

Absent: None

Quorum Achieved

Guests: 2

Review of minutes for June 12, 2013

Requested amendments:

- Correct suggestion that marina fee be raised by \$150 up to a new total of \$375.
- Request that concern of being gouged should we need to obtain milfoil removal service be attributed to an unidentifiable Board member as the voice was not Elliot's as previously identified

MOTION to accept June 12, 2013 KTD Monthly Board Meeting minutes with requested amendments, seconded, 7 in favor, 1 abstained.

Review of minutes from KTD Emergency Board Meeting – June 29, 2013

- Request by Board member that minutes include record that the Secretary was asked if the draft letter would be passed by the Board before sending

MOTION to accept June 29, 2013 KTD Emergency Board Meeting minutes with requested amendments, seconded, all in favor.

Treasurer's Report

Community is well funded. 1st installment of FY14 taxes are starting to come in. Arrears total of \$11,500 represent 8 properties. The 2 properties brought current represented only 1 payment in arrears each.

Statements through FY13 yearend (6/30/2013) were reviewed. It is expected that accountant will reclassify some expenses from operational to capital expenses since they extend the lifespan of applicable asset (i.e. beach wall, marina landing).

Ending balance of water sub account was declared including additional water system monies not spent from FY13 budget. Question was raised as to whether the expenses in water system sub account should be broken out by capital and operational on an annual basis. No decision made.

Tax notice sent to Citizen News did not appear as expected in June 19th and 26th editions due to notice request being sent to email address no longer in use by the Citizen News. Notice will appear in July 10th and 18th editions. It was recommended that as a result of the delayed public notice, that we forgive interest through August 18th, 30 days from last public notice date.

MOTION to waive interest for payments received up to August 18, 2013, seconded, all in favor.

Secretary's Report

Discussion of resident correspondence for prior month that had been distributed in advance.

In response to an email received from a resident regarding parking at the windmill where abutting property owner put note on car stating that they were parking on private property owned by this homeowner, the President attempted to gather information from the resident to understand exactly what happened. The resident was not home at the time. The President will continue to try to make contact with resident that sent email to understand both sides of the story. Resident of abutting property approached another Board member about others parking and blocking access to their driveway. Board discussed requesting that abutting homeowner come to a future Board meeting to address situation.

Discussion of the positive and negative responses to Board letter requesting that residents refrain from noisy activities on weekends. Some of the responses were looking for enforcement.

Of the two adverse possession letters sent registered mail the previous month, one had been signed for by homeowner and the other being returned to us. The homeowner of the letter signed for has contacted the President to discuss further. A Board member stated that a surveyor stated that adverse possession does not apply because we are a subdivision.

It was agreed that the tentative KTD Month Board meeting scheduled for August will not be held. A cancellation notice will be distributed to homeowners and posted to the notice board. The newly elected Board may wish to have a brief post-election meeting.

Updated welcome kit with full deed covenants and restrictions and updated resident directory was distributed to homeowners.

A 100th birthday card for Grace Trentacoste was purchased and shared with Board. It will be sent this week.

In response to resident's request to share survey results from spring survey, it was agreed that we would distribute electronically so that residents would have prior to the annual meeting and be able to ask any questions at the meeting.

The Secretary reviewed meeting minutes from May to August of 2012 for motion regarding the Board maintaining two empty lots. These minutes showed that no vote was taken and that the former Director

of Property Management was to come back to the Board after she spoke with homeowners on the phone.

E DeLeo requested for the record that statement attributing a discussion between W Eppler and E DeLeo stating that E DeLeo was aware that staking of property on Millway would be done was inaccurate and that no discussion occurred between E DeLeo and W Eppler apart from the full Board discussion regarding measuring to be done on Millay by John Kelly's property.

Property Management

Discussion regarding cleaning up of property on both sides of western side Millway.

Switched to public session

Resident offered to send letter and accompanying dash cam video of Millway to show almost being hit by cars coming up hill three times.

Discussion of proper signage and whether Millway should have stop sign since not the main road. Pitch does not affect decision of whether to place a stop sign at bottom of hill or not since reference made to Candlewood Hills Rd. being steeper with stop sign. Suggestion made to take no action until statutes researched or lawyer consulted as there are many issues with homeowner actions along the road (shrubs, stone walls, Belgium block, etc.).

Public session ended

Discussion of moving forward with work on Millway based on motion approved at June 12 KTD Monthly Board Meeting. It was agreed that work will be done on two properties at top of Millway (western side) and until conditions are met for moving forward on work adjacent to the two other properties owners, the forsythia will be cut back beyond the curb. It was emphasized that the Board needs to make sure that the residents understand what the work is that was going to be done. Resident is concerned about cutting down bushes that currently block noise from cars acceleration up the hill.

W Eppler will get estimates of Arborvitaes that grow slowly (5 – 6 foot high will grow to 15 feet) to be planted 6 feet back from road. Looking to use \$600 originally earmarked for Carmichael for purchase and to remove forsythia (roots need to be pulled out) and plant new plantings. Hostas are to be planted along roadside with arborvitaes behind them. C Franklin requested a drawing to bring to resident. M Cronk, C Franklin and W Eppler will go talk to homeowners after drawing is prepared. W Eppler stated that he is going to have the survey of road done. W Eppler confirmed intent to plant hostas down southwestern side of Millway (where Holly bushes) are for consistency.

W Eppler intends to move Windmill signpost to improve its visibility.

Installation of windmill windows is scheduled for July 22nd. A new leak has appeared that needs to be addressed. Pull down ladder fixed. Inside door lock was repaired.

Beach

Beach water line and light need to be addressed. Resetting breakers did not solve problem - may be electrical. More work will be done.

It was agreed to order a yard or two of sand as sand was lost on beach due to run off from rain. CTS who did it twice last year will be contacted.

Diving board received, it will be installed.

Geese decoys are installed.

Roads

Reported that in cul de sac on Southview Rd (northern end) there is a large washout.

Marina

Discussion of fixing washout along roadside as there have been a number of complaints. Work will be coordinated with other asphalt repairs pending.

Concern raised regarding canoes and boats spread out that is limiting parking available that needs to be resolved.

The President provided an update on discussions with Eastview Rd resident regarding drainage. These discussions included residents from both adjacent properties. Proposal had been made for Board to fix problem by creating slope of driveway to road and completing curbing as the most cost effective solution. The incline would be six inches on lakeside and sloped down to road. Other option is dig up drain. To move forward, homeowner must agree that they agree with this fix in writing. Concern was raised that entire driveway structure needs repair, questioning integrity of driveway itself.

New resident on Eastview Rd that is doing extensive renovation is putting in drainage and has requested to run wires under road. They have agreed to repair the road properly.

Curbing issues on Windmill Rd will be addressed in next 4 -5 weeks. Any other identified curbing, asphalt patching will be addressed as identified. Suggestion to put out notice prior to having any paving done.

Other Business

Although the issue that prompted the emergency meeting has calmed down, it was agreed that Board should move forward with letter to homeowner. It was identified that another property where non-owner resident has had reported problems. Attorney identified to assist in letter to homeowner is Richard Smith.

August 3rd Annual Meeting notice sent. Nominating committee met once and will meet one more time.

Meeting adjourned at 8:57