

## **KTD Board Meeting held June 12, 2013 at 7:00 PM**

### **Windmill**

**In Attendance:** M Cronk – President and Director - Water, K Cullen - Treasurer, C Franklin – Vice President, E DeLeo – Secretary, E Sears – Director – Marina, B Delaney – Director – Roads, S Plante – Beach, W Eppler – Director – At large

**Absent:** none

A quorum was reached.

**Guests:** 5

### **Approval of Minutes**

#### Review of minutes for April 10, 2013

Requested amendments:

B Delaney requested that the statement regarding vehicles being scraped by forsythia be clarified to include that statement was on behalf of a number of residents complaining.

B Delay requested that the no parking discussion be expanded to note that others including E Sears were part of a larger discussion about cars parking at bottom at hill.

B Delaney said that she questioned if the flag pole was approved by board and had not stated that it was not approved by the board.

B Delaney corrected that word “change” should be “charge” in regard to marina cost and that discussion be expanded to note that E Sears suggested that fee be raised by \$150 – \$275 over time.

Motion to accept April 10, 2013 meeting minutes with requested amendments was made by C Franklin, seconded by S Plante – all in favor.

#### Review of minutes for May 8, 2013

B Delaney requested correction to landscaping bid that she obtained. The potential vendor’s name was not Ryan but Brian (Kolwicz). B Delaney added that no subsequent written estimate was obtained since Jen Bundy was rehired. For future reference, Brian Kolwicz is a horticulturist and had same comments as TJ Outdoors about overgrown areas.

B Delaney stated that last paragraph of minutes was confusing. Specifically, when she was asked why she did not remove item from board when questioned by another meeting attendee. B Delaney stated that it is the Secretary’s responsibility and that she would not assume to know what should be on the board.

W Eppler requested correction regarding bids obtained for Millway and that all windows to be replaced are on the on 2<sup>nd</sup> floor, office level.

Motion to accept May 8, 2013 meeting minutes with requested amendments was made by M Cronk, seconded by C Franklin – all in favor.

#### Treasurer's Report

K Cullen provided cash position and felt that community was in a good position, especially since new tax monies would be coming in for July 1<sup>st</sup> installment. 10 properties are currently in arrears for a total of approximately \$12,000. This is reduction of 2 property owners. Marina payments have been received for 25 out of 32 slips. Tax bills in the works and should be out by June 30<sup>th</sup>. Two legal notices for tax payments have been sent to Citizen News.

K Cullen asked for approval to reimburse W Eppler for the windmill windows in advance of the work being completed since work is scheduled to be done in the next two weeks and W Eppler has already made payment. Estimated date was 20 days for windows to come in (order had June 14<sup>th</sup> date on it). K Cullen confirmed that no tax was paid on purchase. Motion was made to prepay W Eppler ahead of receipt of windows by M Cronk, seconded by S Plante – all in favor.

K Cullen requested reimbursement by the board for one ream of paper and one toner cartridge. Total would be less than \$100. The request was approved. At this time, the bookkeeper did not request reimbursement since she uses supplies as normal course of business.

#### Secretary's Report

E DeLeo confirmed that all correspondence received via email and post office box addressed to the board during the last month was distributed in advance of the meeting.

E DeLeo stated that adverse possession letters went out registered mail with signature required by recipient and if received back that this may be sufficient to serve as acknowledgement of notice.

E DeLeo had received copy of deed covenants from resident. M Cronk asked the Board if document supports that we as a community should be maintaining the empty lots based on discussion last year when written documentation to support this was requested by the Board. M Cronk stated that at that time, there was no proof of who should be doing the work, now proof has been received. B Delaney stated that the board had voted in regard to this matter last year. M Cronk does not believe that it was put to a vote and that only a discussion occurred.

E DeLeo identified missing paragraphs from deed covenants in the welcome packet. As a result, Welcome Kit will be revised to include missing paragraphs and sent with updated Directory of Residents in early July (quarterly update).

B Delaney stated that there was a legal look at the regulations and that we can't pick and choose which we will abide by and which we will not in regard to the decision to do mowing of unimproved lots. B

Delaney felt that the owners were perfectly capable of maintaining the lots based on a conversation she had with M Radder, former Director of Property Management. E DeLeo and C Franklin felt that Board had made commitment that when the resident produced proof that we would honor it.

B Delaney said that she researched deed covenants two and half years ago and had a legal review and that it turns out that they are not enforceable. C Franklin stated that an opposing view was received (from another lawyer). B Delaney stated that the deed covenants do not run with the property any more. B Delaney felt that the deed covenants should be taken forward to get the community to agree that we need to make a change.

E Sears questioned who felt that the property owners of the empty lots, in this day and age, should ethically maintain them. C Franklin stated that we can always send the bill out but that we have to pay Brad (Excel) anyway. M Cronk questioned if it is fair for adjacent homeowners to be raking leaves until the snow falls, adding that tree (on unimproved lot on north side of Crestway) is at risk in storms. B Delaney suggested that tree be looked at and reported back on next month. We will continue to mow monthly unless someone is totally set against it. B Delaney suggested to explore further with community or wait until someone comes forward. B Delaney said that she will discuss with former Director of Property Manager. Bookkeeper stated that no bill was sent to owners (of unimproved lots last year for mowing). B Delaney felt that former Director of Property Management came to agreement with residents.

E DeLeo requested meeting date for the elections. While the 10<sup>th</sup> and 17<sup>th</sup> of August are normal historically, this conflicted with a B Delaney's schedule as she will not be around. M Cronk asked if there was some kind of activity that is going on beyond personal circumstances similar to what happened in May (first communion) and people could not be there. Issue of absentee ballots discussed briefly but agreed that vote will be of those present. August 3<sup>rd</sup> date was set.

E DeLeo confirmed that flag was replaced and that a young man in neighborhood is maintaining flag. She read from U.S. Flags Web site's guidance on lightening which confirmed that area lighting at night is sufficient from nearby street light. At this point, both concerns raised in previous months regarding the flag pole have been satisfied. B Delaney suggested mounting a light on flag pole. E Sears suggested to leave it as is.

**Outstanding items:**

Beach –

S Plante bought two new garbage pails and bags. He will bring them up Sunday night for garbage pickup.

S Plante presented pricing for 8' commercial diving board - \$1179.95 (weight limit 400 lbs). Old diving board was 10' and may have had too much play. Mounting is expected to be 4' over dock and 4' over water. T Albertson is going to give him a hand on installation. Mounting will be underneath using 2" x 6"s underneath. B Delaney asked about panting of "one at a time". E DeLeo brought up

recommendation last year to put plates on top around holes to keep laminate from peeling. Base is ½ “ steel. Suggestion was to have steel plate mounted underneath.

M Cronk made a motion that \$1200 plus materials (about \$100) be approved, Charlie seconded – all in favor. K Cullen requested that S Plante ensure that no tax is charged.

S Plante presented pricing for slide - \$2429 (weight limit 275 lbs). This price includes delivery. B Delaney stated that she was surprised that there was no pushback (about slide missing). E Deleo said that someone at annual meeting asked about slide. It was A Johnson and that M Cronk responded that diving board would be replaced. S Plante checked two other places and it was about the same price. E Sears said that you can't prevent 2 or 3 kids from going on the slide at once. Board agreed to revisit slide as active discussion in February.

S Plante presented proposal for geese control of a watch dog decoy that comes with a 30 day money back guarantee. It is light-weight plastic, moves in wind. It is put in with stakes. Price is \$59.95, 3 for \$137.50. We could put where the geese come up out of the lake. E Deleo suggested getting the 3 - 2 for the beach and 1 for the marina. M Cronk made a motion to have S Plante purchase 3 decoys on a trial basis, K Cullen seconded – all in favor.

S Plante stated that water spout does not work. B Delaney asked if he knew about breaker, if sand gets in it, it would trip breaker. Breaker would need to be reset. B Delaney stated that end for foot pump is hanging inside the windmill and whatever is on there now is not appropriate. M Cronk said that if the foot pump does not work that we can get Dave (Disbrow) on phone to help us understand how it works.

M Cronk stated that the roof for electrical panel needs to be addressed (at basketball court) and that we need to keep panel dry. S Johnson notified the Board that light at basketball court is out. M Cronk stated that the breaker needs to be checked to see if is tripped or if bulb is out. M Cronk said that panel is pretty well marked.

B Delaney thanked M Cronk and S Plante for putting ropes in on Memorial Day weekend in the driving rain. M Cronk thanked L Scott for marking lines clearly when stored.

#### Marina –

E Sears stated that marina bills went out and payments are coming in. E Sears has received a contract from Rick (Northeast Diving) for weed control service for continual maintenance. Although there is no problem yet, E Sears questioned that if we don't do maintenance, would be gouged if we need it. There has been no sun this year but if it a very hot end of June and July, it could become an issue. Contract was for \$3200. Price last year for service was \$3500.

B Delaney asked about outcome of trying to buy back slip. M Cronk stated that no action was taken on issue. The owner of slip's boat is gone and jet ski in its place. M Cronk said that he saw the slip owner but he did not think that it was appropriate to talk about it at the time. K Cullen confirmed that payment is still in arrears. M Cronk wants to talk to one other person first.

E Sears brought up issue of resident with deeded slip who is renting to a non-resident. When contacted, resident asked where this restriction is stated. M Cronk recalled that it is in marina rules. M Cronk felt that this instance was not a question of the distance of the relationship and since the slip is not occupied by immediate family, they should not be using it. E Sears questioned that irrespective of relationship, what if someone in community wants a slip. E DeLeo offered that we don't insure these people as they are not guests but rather customers. M Cronk said that this has always been in the rules and that form asks if renting to another resident. E Sears asked L Scott if he had the materials from when he was Director of the Marina. L Scott said that the fallback is that it is Knollcrest property, question of 440-line was raised, and that everyone has received a copy in the last 6 years regarding marina rules. Returned copies of forms that boat club members signed should have rules included.

#### Roads –

B Delaney requested that record show that heavy vehicles have caused damage to speed bumps (boat trailer, dump trucks). Paint has been scraped off. When B Delaney contacted vendor regarding guarantee, the vendor said that they can't guarantee because there are too many factors. Next spring, we may want to consider touch up. Vendor may be willing to come back at no charge in exchange for favorable reference.

B Delaney contacted Pembroke Pumping and they came out on Monday. Price was \$200/hr., minimum 2 hours. She stated that we won't need to call until next year (next spring).

B Delaney reported that marina road washout is being naturally filled with scrap asphalt.

#### Property Management –

C Franklin presented estimate from Locust Glen for tree work around J Jarvis Moses Circle and Millway between circle and Southview Rd. Bid was \$985 for tree pruning.

W Eppler had estimate for Millway, both sides between Southview Rd. and Knollcrest Rd. W Eppler stated that there is no room to go over with forsythia. Bid is to clear to the stone wall on both sides \$300 each (total \$600) from Southview down to Windmill along Millway. Beautification committee would like to plant Hostas. Bid presented to hire Carmichael. W Eppler stated that former Director of Property Management got agreement with resident, J. Kelly for proposed work. B Delaney stated that original plan was to cut down forsythias and rose of sharon would be planted in place. E DeLeo questioned Carmichael doing land clearing as opposed to tree trimming. Concern was raised about overgrowth on stonewalls.

M Cronk asked if the two quotes covered all work needed. W Eppler stated that property stakes are still there on south side of Millway. He will be moving street sign since he put a lot of work into the street signs and they should be visible. E DeLeo requested that moving of elephant ear Hostas be added to work planned related to transplanting. B Delaney stated that originally the elephant ear Hosta was voted on to be moved. K Cullen asked if forsythia work was included. W Eppler stated that he would measure 30 feet from stakes on south side of Millway. He will get helper and measure 30 feet over. W Eppler

stated that he intends to go 2 feet back from curb on Eileen's side (300' length x 2' depth) and take forsythia down. M Cronk stated that only maintaining forsythia would be sufficient. K Cullen suggested to trim back and leave 5' tall. E Sears suggesting cutting once a year. C Franklin said every month. W Eppler said that center of plant is so close to the road and that they grow 3 -4' year. B Delaney asked what W Eppler recommends. W Eppler questioned why we worry about other people's property.

E DeLeo recommends that we measure 30 feet to see if it falls beyond bushes. Both M Cronk and C Franklin said that we would need to speak to homeowners before doing anything. E DeLeo offered to go with W Eppler to measure. We would then discuss with homeowners after measuring. W Eppler and E DeLeo agreed to meet the next Saturday afternoon to measure.

E Sears asked if Carmichael will come with a chipper. Adding that resident with brush pile was willing to have it chipped.

B Delaney asked about Cul de Sacs. Southside of Crestway was identified as needing work.

Motion by B Delaney to accept Locust Glen bid presented by C Franklin plus looking into additional work identified by Board, seconded by C Franklin – all in favor.

M Cronk make a motion to move forward upon agreement (can be verbal) with homeowners including two witnesses. Cautioning that if direction is to cut forsythia down, what is hidden now will be seen, questioning if they should be cut back and then maintained to get them so that are not scratching cars.

K Cullen asked about bags of leaves. Suggestion was to offer to take away if that made the other work more agreeable to the homeowner. Create a win-win for Knollcrest and the home owner.

M Cronk made motion to move forward with W Eppler's bid (with conditions), Charlie seconded – all in favor.

#### Windmill –

W Eppler stated that there were puddles on the second floor after last storms. He suggested that the window where door was on second floor will be wrapped. This work and front door would be \$474. Motion made by M Cronk to take care of windows and front door, S Plante seconded – all in favor.

#### Water –

M Cronk stated that Consumer Confidence Report (CCR) for water system is due July 1. They will be distributed when received. B Delaney offered bags. M Cronk asked if they should be mailed. After discussion, M Cronk decided that they are going to be mailed. We can attempt to hand deliver as many as possible. M Cronk will distribute over two or three weeks and then mail the rest.

M Cronk said that water system is in compliance and that he is talking with J Beers regarding Phase II. E DeLeo asked about blow off work and if paving would be done at the time this work is done. M Cronk said that some blow off valves go into people's yards.

Other Business –

P Naryneicki (President, KREC) requested payment by KTD to pay real estate taxes.

W Eppler suggested that Board send birthday card on July 16<sup>th</sup> to Grace Trentacoste who will turn 100.

E DeLeo reminded Board regarding survey and of the two to three recommendations that were going to be addressed. M Cronk suggested that this topic be covered at next meeting to determine if anything will be voted on at Annual meeting.

C Franklin asked W Eppler if he was going to continue serving on board. W Eppler said that it depended on how his back is.

Resident concern –

A tree was floating behind boats by docks. Resident asked for direction and was advised that if it happens again they can drag to shore. E DeLeo reminded everyone that lake cleanup by towns is this weekend.

Motion to adjourn made by W Eppler.