

KTD Board Meeting held May 8, 2013 at 7:00 PM

Windmill

M Cronk – President and Director - Water, K Cullen - Treasurer, C Franklin – Vice President, E Sears – Director – Marina, B Delaney – Director – Roads, W Eppler – Director – At large

Absent: E DeLeo – Secretary (Excused)

A quorum was reached.

Guests: 4

L Scott requested to speak during public comment section.

Approval of Minutes

Approval of minutes for April 10, 2013 KTD Board Meeting were tabled for next month to address concerns raised by B Delaney when Secretary is present.

Officer's Reports

Treasurer's Report (K Cullen):

Financial reports were the same as those discussed at budget meeting since it was only 2 weeks prior. Receivables in arrears total approximately \$12,300 from 12 property owners.

Marina bills went out on April 30th and tax bills agreement was faxed to the vendor that will produce FY2014 tax bills.

Resident submissions were provided to board members.

- Requests for welcome kits: Kits sent electronically

- Complaint about marina: Styrofoam was left by a resident. M Cronk said the homeowner was identified and contacted. However, in the end we addressed it ourselves since Chatterton was willing to dispose of it for us.

- Street sweeping and road sand inquiries/complaints: B Delaney suggested that we use less sand/pebbles or investigate spraying. She commented that Dom's was shocked by the 20 loads they had to take away. B Delaney is willing to contact town to find out why town is using this type of sand as there have been a lot of complaints from residents.

- Forwarded concern sent to Knollcrest newsletter about height of neighboring resident's tree was addressed
- Responses to solicitation for teens to work at the beach this summer: There were only a few additions to those sent via email to board members over the weekend. The additions were primarily responses to the solicitation for teens interested in summer beach work. B Delaney noted that the former beach director had begun working to secure kids to rake the beach. K Cullen confirmed that T Scott had been contacted regarding her interest to return. B Delaney suggested that there be a meeting with those selected to provide an overview of beach responsibilities including deadline in morning and getting garbage up to road.
- Follow-up email regarding run off issue: M Cronk responded that the curbing was lost in front of the resident's property when the road was repaved and that we have committed to the resident that when we bring in the service (paving/patching), we will address this issue.

Board Vacancies – As a result of the two Board vacancies, Steve Plante, was asked to join to fill one of the vacancies.

M Cronk made a motion to bring Steve Plante on to the Board for the remainder of the term, seconded by C Franklin - all in favor.

M Cronk made a motion that Steve Plante assumes the beach directorship, seconded by C Franklin - all in favor.

It was noted that A Johnson had volunteered at the Annual Budget Meeting to help out with the beach as a past beach director.

Remaining vacant position will remain unfilled unless someone comes forward.

To Do List:

Water System

Annual Consumer Report is coming due. Hydro Technology will prepare the report for distribution along with explanatory pamphlet to residents and file copy with the state.

M Cronk spoke with J Beers regarding Phase II of the upgrades, which can begin now that weather is warm. Phase I completed the plug and play integration for the generator. Phase II's goal is to keep wells at top of hill running during outage and allow gravity feed of water. Blowouts for Crestway and Southview Rd (since not a circulating system) are also part of this phase.

In response to E Sears question regarding tank capacity, M Cronk stated that capacity is 45k gallons of water with one tank being a pressure tank and that pumps each pump < 10 gallons per minute (flow restrictors limit pumps).

Marina

M Cronk has chain for missing anchor. However, Phil (Chatterton Marina) used anchor that we expected to have made available to us. Once he has a new one in, we will put in place.

Collins gave Phil (Chatterton Marina) the green light to address dock.

E Sears received a contract proposal from Northeast Diving for weed control. This vendor was used last year for Marina - \$2500 and beach - \$1000. Contract proposal received was for \$3200. E Sears recommends that we wait and see as we should be able to tell soon if the issue will need to be addressed again this year.

Beach

Dock has been put in place; swim lines remain to be put in.

Garbage pickup needs to be finalized. M Cronk asked what day garbage should be picked up. Consensus was that Monday, the day that Winter Brothers picks up, would be best. This company comes before 6 AM. Steve said that he will bring containers up Sunday night. We could get containers from garbage pickup company. They provide two 90-gallon containers (one garbage, one recyclables). Winter Brothers quoted \$35 month with the rental. If we go with bigger containers then we need to make existing garbage bin more of a corral. We may need to put up a screen to block view of containers.

Selection of teens for raking at beach is pending. E Sears suggested that a teen could also be used at the marina to clean up after geese. He further suggested that close-knit shrubs, planted along shore line, could be used as a deterrent for geese coming up into the grassy areas. It was recommended that marina be cleaned at least on Friday for the weekend.

M Cronk confirmed that Disbrow pumping took care of turning water on at beach. Diving board and slide still pending but will be addressed as consensus is to get back to where it was.

Landscaping

J Bundy has come forward with insurance, which she provided to treasurer. Based on emails, in addition to votes for yes, there were votes pending the verification of insurance. B Delaney raised the concern that there was no apples to apples comparison done. E Sears noted that it was provided on April 14 to all Board members, as part of the property management bid comparison and a voted was called for.

Subsequent to this, B Delaney brought in another potential vendor, Brian (Kolwicz), horticulturist and asked for his recommendations. As per B Delaney, this vendor noted that there are problems due to maturation and that a really nice Cherry tree is being crowded on corner of Cook property which requires trimming as well as growth over stone wall at basketball court. Brian is going to give a written estimate. B Delaney questioned if an itemized estimate had been provided by J Bundy and if someone was going to supervise her work. B Delaney was asked to provide list of concerns provided by horticulturist to the Board.

Roads

The Stadnik residence's water runoff concern has been raised again to the Board. M Cronk noted that he recognizes that there is a problem. M Cronk provided a brief history at K Cullen's request since she was not on the Board when issue was originally raised. As per M Cronk, when resident came to the Board years ago and the Board made recommendations which included curbing, this solution was resisted by resident. Since then paving and curbing (along adjacent residences) were done. This sends the water along the road and right at the resident's driveway. The resident feels that the community is required to bring the drainage system in compliance with town zoning to fix the problem. M Cronk noted that bringing into compliance would only be true if we were upgrading the system. Adding that, the problem is being made worse by other properties being developed on Eastview.

M Cronk stated that when we go forth with a remedy, the resident must be part of decision making to be in agreement. Once recommendation is to get rid of drain in front of the residence and pitch to west side of road. The issue will be revisited to see what will be the most inexpensive way to fix the problem. B Delaney recommends getting an engineer to review cantilevering of road.

Washed out area on side of marina road was addressed.

Road striping quotes were presented by B Delaney. Two bids were obtained. 5 Star Striping and A-1 Line Painting. 5 Star Striping bid a method that is top grade – "guaranteed" for about 3 years. Bid includes 8 speed bumps and 10 stop bars for \$600. Owner's experience included being responsible for a job at Stew Leonard's with another company before going out on his own. A-1 Line Painting has bid using Sherwin-Williams, which is estimated to last 1 year and dries in 10 minutes. A-1 Line Painting is used by the Isle. According to A-1 Line Painting, how long the paint takes to dry is the determinant of how long the paint lasts. Their quote is \$340.

When resident volunteer did the painting the cost was \$15 X 3 gallons = \$45 plus rollers/pans for a total of \$87 reimbursement

When M Cronk asked for board input, W Eppler recommended going with the best references. C Franklin felt it would not last three years but if the company will guarantee it then go with them. W Eppler asked if white stripes would be painted in correct position perpendicular to the stop signs this time, noting that the one on Southview Rd is almost in Millway. B Delaney confirmed that we can always tell the vendor where they should go.

Decision was made to go with an email vote after B Delaney goes back to 5 Star Striping to clarify guarantee.

B Delaney stated that there are two drains that need to be cleaned on Eastview – in front of Scott and Jaso residence plus the one at Stadnik residence. C Franklin commented that Excel will do it and get it

done. They will lift grate and clean out leaves. Cleaning should be done in spring and fall or as needed. There is no mud to be cleaned out, just leaves. C Franklin will review as part of property maintenance.

Windmill

W Eppler is not going to caulk because if we go with the windows as it will not be needed. W Eppler was looking for a vote on the windows for the windmill. He presented a bid from Lowes. Lowes bid was for 3 windmill windows, installed at \$1312, no tax. He tried to obtain bid from Home Depot but they do not install, they have list of contractors to install. Home Depot never got back to him. Lowes is for (2) 3 over 3 double hung for office area plus third window, 2 over 4, all with full screen, double pane but not P3, not low E. W Eppler found hole in two jams that will be addressed by trim coil, white aluminum. W Eppler will supervise the job. Previous bid obtained was for \$2500 from Twins of the Taurus.

Motion made to accept Lowes estimate by C Franklin, seconded by B Delaney - all in favor.

W Eppler has new threshold and gasket ready to go to repair door to windmill.

Property Management

W Eppler has offered to meet with Carmichael on property work on Millway. He has bids but work is separated out. C Franklin has assumed property management oversight due to resignation requested that W Eppler wait until he meets with Excel about work.

W Eppler noted that sides of Millway require addressing on both sides based on beautification committee's plan including forsythia. Decision was to table discussion.

W Eppler is finalizing plans for garden at the entrance. He will plant three junipers (andoras and blue carpet) in raised panel. He requested input regarding perennials. E Sears suggested simple with rotating flowers and not to get into shrubs.

W Eppler requested funds to re-stain the entrance signposts. He wants to do staining of poles and planter box before doing the planting.

Public Comment Section

L Scott requested an explanation for why residents at a public meeting were not notified of resignations and that there was no mention of losing board members and not looking for board members to come on Board. Why when the Board knew was it not brought up. M Cronk responded that the email (resignation received that requested no response) was subject to interpretation. L Scott's view differed in that he felt that she did not want Board members writing to her, not specifically to do with the community.

L Scott commented that it was the duty for whoever receives the resignation to disseminate it, especially to the Board. It was noted by E Sears that all Board members were copied on the resignation.

L Scott questioned why the Board felt that it was appropriate to keep a childish attack on one of its Board members on the notice board. The question was raised as to whether we need to lock it up. L

Scott added that the posting was still there. Based on another guest commenting in regard to who may have put it there, L Scott stated for the record that there was no accusation that the board put it there.

Again the question was raised if we should put a lock on it or allow community notices to be posted.

A sked 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.

M Cronk requested that the Board think about it and that it would be discussed at the next meeting.

Motion to adjourn made by M Cronk, seconded by E Sears – meeting adjourned. (8:31)