



Knollcrest Tax District
PO Box 8053 New Fairfield CT 06812
WWW.KNOLLCRESTBOARD.ORG

KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING
WEDNESDAY July 10, 2024

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: Maura Fiacco – Treasurer, Keith Marotta – Roads Director, Charlie Franklin – President, Elliott Sears - Marina Director, Andy Magoon - Property Maintenance, Jody Gilbert, Secretary, A. Furphy, Water Director, T. Keutmann, Beach Director

Excused: Mark Cronk, VP/Water Director

Meeting Recorded

Quorum Achieved

Guests (2)

Approval of Minutes

A motion to approve the Board of Directors meeting minutes held May 8, 2024 was made by M. Fiacco, seconded by K. Marotta all in favor, motion carried, minutes approved.

A motion to approve the May 18, 2024 annual Budget meeting minutes was made by M. Fiacco, seconded by K. Marotta

Secretary Report

J. Gilbert proposed the annual meeting date of August 10th, 2024 at 10:00 am. All board members present were in agreement. Date will be published on the website and notice will be sent once nominating committee finalizes the slate.

J. Gilbert reported on community communications.

A reminder email was received regarding a graduation party on Crestway on June 29th and overflow parking use of the windmill lot.

An email was received asking the board to ensure that the swim platform still floating in front of his house is anchored in position by Memorial Day weekend.

An email was received that there were boys playing basketball and shouting until about 1am.

A second email was received that there was a group that had started a fire and were screaming at the beach.

An email notice received from residents that a black bear was sighted on East Lane and Southview Rd.

A resident asked if fireworks were being displayed from the beach.

A request was made for a marina key.

A notice was received of a multi-family 4th of July party on the north end of Eastview Rd.

Several emails were received requesting an electronic copy of tax bills.

A resident wrote to notify the board of a variance filed to teardown/ rebuild a home on the property located at 28 Eastview Rd. A request was made for a copy of any Knollcrest Property Covenants that may exist. They expressed many concerns regarding this kind of building/construction.

A resident shared with the board by email the details of an informal meeting with town officials held in June. Her conversation was with the head of the Zoning Board of Appeals who suggested that Knollcrest form a HOA to better govern ourselves and address many of the issues that we are facing within the tax district, like short term rentals as an example. Reference was made to a recent State Bill (SB335) which takes effect 10/2024.

Since the email was received after posting the agenda for the board meeting, J. Gilbert made a motion to open discussion related to HOA's and State Bill 335. K. Marotta seconded the motion, all were in favor, motion carried. T. Keutmann provided a summary of the bill which authorizes municipalities to adopt ordinances concerning short-term rental properties and hire consultants to assist in the development of such ordinances. After a brief discussion the board members decided that it was best to reach out to our State Representative and our legal counsel for advice. In the meantime, the board will begin to review the Knollcrest regulations and bylaws for revision.

The final email correspondence was from a resident detailing a problem she has encountered with a neighbor regarding street parking on Windmill Rd. K. Marotta offered to meet with the resident.

Treasurer Report

M. Fiacco provided an updated financial review. Two liens are in place of the 5 remaining homes in arrears with taxes.

After investigation with Union Savings Bank, it was determined that the contracts required for property owners to electronically pay taxes are complicated. In addition, the bank wouldn't entertain in person payments at this time.

Beach Report

T. Keutmann provided the beach report.

A few volunteers used a tiller and the sand was overturned, which eliminated the need to purchase beach sand this season.

A repair was performed on the north side of the swim dock that included two new chains and anchors.

He secured the name of a company that provides on demand security services should we find a need to have security presence in the community.

The relocation of the electrical panel was finalized and we are awaiting a CO from the town.

The light on the basketball court is on a timer now and controlled from inside the shed.

Marina Report

E. Sears is waiting for information from our bookkeeper for marina invoice follow up. He is also looking for the boat contracts that accompanied the invoices.

There is a sink hole that requires repair on the driveway ramp to the marina.
A kayak theft at the marina was reported. Camera footage is being reviewed.

Property Maintenance

A Magoon reported that the Rose of Sharon on the upper level of the beach was cut, mulch was laid and a lot of trimming done throughout the community. A member of the board noted that the tree at the intersection of Windmill Rd and Millway should be trimmed as a number of complaints were heard about difficulty in visibility at the bottom of the hill. The homeowner will be contacted.

Roads

K. Marotta provided an update regarding our snow plowing proposals and a comparison of the proposals was discussed. One contract is a three year contract and the second is a one year contract. There was a discussion regarding the products that are used to treat the roads by both companies. The contractors have no interest in negotiating a per storm contract. His plan is to bring it to a vote at our next meeting.

Keith has a meeting scheduled with Rapid Rooter to address the Drainage issue on the south end of Eastview Rd. In addition, all the dry wells are in need of deep cleaning.

Road repairs are needed throughout the community. 650 sq. feet of patches were identified and marked. Repairs will be scheduled for late summer, early fall.

Water

J. Gilbert informed the group that M. Cronk forwarded the 2023 Consumer Confidence Report for posting.

Windmill Repair

The glass pane in the meeting room window was ordered and Keith will replace it next week. The window caulking has been scheduled.

After discussion, K. Marotta made a motion to approval the quote from Cedar Roofing Protection, LLC for the windmill repairs in the amount of \$14,000 to restore the windmill cedar shakes, replacement of the roof and power washing/staining as per their quote. M. Fiacco seconded the motion. All in favor, the motion carried. The cost of the lift rental will be an additional expense and will be coordinated when the work is scheduled.

Nominating Committee Update

E. Sears is in discussion with a few residents however, the slate is not yet finalized.

Public Comment

A Magoon made a motion to open the floor to public comment, T. Keutmann seconded the motion. All in favor, motion carried.

Phil Naryniecki, President of the KRC was in attendance and stated that he needed a check for the Knollcrest Real Estate Corporation and will provide the numbers for filing fees, accounting fees and property taxes.

Adjournment

E. Sears made a motion to adjourn the meeting, M. Fiacco seconded the motion. All in favor, meeting adjourned at 8:35pm