

**CANDLEWOOD SHORES TAX DISTRICT**  
**Board Meeting Minutes**  
**November 20, 2019**

**I. CALL TO ORDER**

Elizabeth Longworth called the regular meeting of the Candlewood Shores Tax District to order at 7:30 pm on November 20, 2019. Fifteen members of the Candlewood Shores Community were in attendance.

**II. ROLL CALL**

The following persons were present:

Elizabeth Longworth - President

Ken Appley-Treasurer

Lisa Maguire-Secretary

Jon Lepler-Director

Kelly Lane – Director

Linda Wagner - Director

Bridgid Knaur-Director

Travis Hyatt - Scalzo Community Manager

Lisa Daly – CTSD Office Manager

**III. HEARINGS**

Ronnie Shepperd – 147 North Lake Shore, looking for waiver to keep his boat parked on the grass. Storing the boat in the driveway will impede his elderly mother's activities. He does not wish to lay down gravel.

Joseph Brook – 51 Mountainview, is requesting a waiver on fines; explains that he took over his estate for a relative and did not receive notices as they were being sent to incorrect address. Tree debris is still present and expects to remove it by EOY.

Patricia Spitzfaden – 5 Longview Dr., has tires in her ROW that she is unable to move herself. \* volunteer in community will move them for her.

Bruce Alexander – 36 North Lake Shore, questions why in the 30 years he has lived here he has stored his boat on the grass. Questions why, in a boating community, storage of boats is becoming restricted. He does not wish to invest in the cost of hardtop or gravel for storing his boat on a trailer away from the road.

Joel Lukasik – 58 North Lake Shore, questions a parking letter he received. States that he agrees with others that parking should be allowed on grass. Questions if the ordinance was voted on. Questions why 3 people were cited and not others. Questions if there is a grandfather clause in the zoning. Requests a resolution. States it is in everyone's best interest to resolve this.

- Board responds that the ordinance will be revisited for modification.

- Travis responds that correct statutes were followed, but not voted on.
- Allen Owen responds that a public comment was put forth, but only 4 people were in attendance at the time.

#### **IV. APPROVAL OF MINUTES**

Brigid motioned to approve the October minutes with amendments

Jon 2<sup>nd</sup>

All in favor

Motion passes

#### **V. PUBLIC COMMENT**

Pam Owen – 28 Longview Dr., requests lowering of the flag until the light is fixed.

#### **VI. TREASURER'S REPORT**

Ken Appley - Treasurer

Tax District Balance

\$624,061

Water District Balance

\$599,832

Travis confirms there is 1 seat open for the tax district.

Water department will reimburse tax district.

Ken will open new CD for tax district.

#### **VII. MANAGEMENT REPORT**

Travis Hyatt reviews Action List from Scalzo.

Regarding easement in right of way, our attorney states that CSTD does not have the right to refuse private utility companies from improving their existing equipment. Residents should contact their service provider.

Storm drain on Mountainview repaired.

Request from the Town for their update on blight issues, received.

Recreation committee's craft fair and painting event is approved.

Property with Tennis courts is not for sale separately.

No lifeguard signs installed.

Boat dock estimates, in progress

CT Fence has removed the swim rope and swim dock, the boat dock cannot be removed now as the water is too high.

## **VIII. COMMITTEE REPORTS**

1. Safety Committee Report – No report
2. Beautification Committee Report - Liz Longworth  
Boxes will be removed soon. Holiday décor at entrance.
3. Recreation Committee Report – Jon Lepler  
The FD has requested a donation from the CSTD for Santa coming around on the fire truck to visit children as a way to say thank you.
  - The Board will discuss.

Nancy and Doug Johnson, and New Milford Print Works, have donated new sandwich board signs to the community.

4. Ordinance – Travis Hyatt  
Bob Fletcher resigned from Ordinance Committee and the Board. The board will go through the process of appointment; notification will be through email. The new ordinances were voted on by the board on May 15, 2019. They did not need to be voted on by the community.

## **IX. ADMINISTRATION**

No New Business

## **X. NEW BUSINESS**

- a. Board appointment discussion for two open positions, VP and Director. Three people expressed interest. Only 1 person was present.  
Jon motioned to appoint Allen Owen as Vice President of Board  
Ken – 2<sup>nd</sup>  
All in favor  
Motion Passes

Will keep open position on agenda for next month.

## **XI. OLD BUSINESS**

- a. Irrigation discussion: Adam, Travis and Vendor will meet.
- b. Vandalism: waiting on closure of investigation with Brookfield PD. Vehicles are being repaired.

- c. Selling equipment: Jon and Kelly getting appraisals and doing documentable research to have accurate asking prices on equipment being sold.
- Travis will send out email with items for sale to the community.
  - Bruce Alexander asks if this will affect snow plowing capabilities.
  - Liz explains we kept the equipment until we were sure the new maintenance company would work out.
  - Liz explains that everything that is being sold will be a Blue Book value or best offer regardless of who is purchasing it.
  - Bert Coleman suggests AAR Auctions.
    - \* Board is concerned they will not get full asking price through auction.
  - All monies will be distributed to the account for which the equipment was used.

Jon motions to sell equipment at Blue Book pricing with monies distributed to correct accounts.

Kelly – 2<sup>nd</sup>

All in favor

Motion passes

- d. Water Main Replacement: Re-interview vendors since there is a new board. Will be invited to next meeting.
- Jon states we must pick an engineer now for spring, so we must act quickly. This is for the full length of North Lake Shore.
  - Ken states that the district will have to borrow money to complete job unless we can get a state subsidization.
- e. Water Meters: Brigid used water meter for trial run, as did two others. Stated all went smoothly. Would like to see software side. Request for an installation start date. Analog is set up outside and is manually read. Once again, may be an extra cost. Old meters must be read prior to installation of new meters. Some installations might be later due to seasonal homes.
- f. Reconstruction of pit area: Area has been cleaned up for the water operator. The total for repairing the area, installing blocks and creating retaining wall is \$5107.50. There was a cost previously paid to CT fence for initial clean up.

Jon motions to accept proposal for pit clean up and re-organization at the cost of \$5107.50.

Kelly – 2<sup>nd</sup>

All in favor

Motion passes

## **XII. SECOND PUBLIC COMMENT**

Steve Dwyer, 22 North Lake Shore - #1 What has caused all the water main breaks?

- Response: Age

#2 Asks if this will cause an assessment?

- Response: depends on any subsidization and grants received.
- #3 What is the threshold to require multiple bids on a project?
- Response Travis will investigate.
- Lunn, 43 Longview Dr. – asks if all water mains are on side of road along NLS.
- Response: They are alongside. All of NLS will not be re-paved.
- Allen Owen, 28 Longview Dr., asks if the full water meter is changed.
- Response: It is a retro fit.

### **XIII. EXECUTIVE SESSION**

Motion to go into Executive session at 8:51pm by Liz

Ken - 2<sup>nd</sup>

All in favor

Motion passes

Motion to exit Executive session at 9:49pm by Brigid

Jon- 2<sup>nd</sup>

All in favor

Motion passes

Ken motions to table ordinance on boats until board can review; send a letter letting them know we acknowledge the concerns and are addressing.

Lisa – 2<sup>nd</sup>

All in favor

Motion passes

Brigid motions to allow 51 Mountainview 30 days to remove debris or fine will not be waived.

Liz – 2<sup>nd</sup>

All in favor

Motion passes

### **XIV. ADJOURNMENT**

Jon motions to adjourn 10:09pm

Ken – 2<sup>nd</sup>

All in favor

Motion passes

### **Minutes Submitted By:**

Lisa Maguire