

**Witches Woods Tax District
Annual Meeting- Bungay Fire Brigade
May 20th, 2022 7:30 pm**

Mike Moran, President calls the meeting to order at 7:32pm. The meeting was held in person.

President Moran called Shari McCarthy, Clerk to read the call of the meeting.

Shari reads that the Notice and Call was mailed to every property owner, sent in two email blasts to homeowners who have signed up, posted on our tax district website, mentioned in the Board's Monthly Minutes, posted on the signposts at the entrances to the lake roads, posted five trees in the lake district, listed in the Woodstock Villager newspaper as a Legal Ad, posted on the Tax District Facebook page, and also posted at the Woodstock Town Hall.

Mike Moran Introduces the Officers and Board Committee members , explains that Bill is out of town and Rob is ill so neither will be in attendance tonight. He calls for the approval of minutes of 2021 Annual Meeting. He then calls for a motion to waive of reading the minutes and for a motion to approve the minutes as distributed. A Motion was Made, Seconded and Approved to Waive the Reading of the 2021 Annual Meeting Minutes. The vote was unanimous. A Motion was Made, Seconded and Approved to approve the 2021 Annual Meeting Minutes. The vote was unanimous.

Michael Moran- Annual Report of the President

Mike greeted the residents in attendance and began a summary of the year including discussions regarding:

- Weird year! And better than the one before...Herbicide, fish kill, cyanobacteria, beavers, drought, deluge last summer... we nearly needed to build an ark!
- Good news –
 - Water quality last summer was great
 - Finances are solid – back taxes have been collected, we have reserves, surplus.
 - Completed dry hydrant project a bit under budget
- Great news – a great board.
 - A learning curve for many
 - Character, hard work, competence, servant hearts.
 - And we get along!
- Challenges
 - Costs are starting to spiral.
 - Fred is stepping down – Thank you Fred for your years of service volunteering as our district tax collector. A new collector will need to be appointed pending any volunteers.
 - Roads
 - Safety
 - Road safety – speeding and speed bumps
 - Lake safety – please
 - Driveway ordinance

Presentation of reports of committee chairs


Mike calls on John Barber – Lake Beach and Dam

- A new three year contract was signed with Solitude Lake Management to test our water as to whether it required an herbicide or algacide treatment. Last fiscal year, an herbicide treatment was applied by solitude on 7/21/2021 to reduce nuisance plant growth based on an evaluation that was done on 6/4/2021. Per Solitude: It is advised that people stay out of the water on the day of treatment so that they don't interfere with treatment. However, there are no water use restrictions and the water is safe to use as intended. A late-season evaluation was done on 10/6/2021, which did not recommend any additional action. Per Solitude, Witches Woods Lake continues to be in good health, and the management strategy continues to be successful.
- E-coli testing was done by Microbac on July 15th and August 10th. Testing was done on: (1) Beach #1 @ 171 Crooked Trail, (2) Beach #2 Indian Spring Road, (3) Boat Launch on Crooked Trail Ext, and (4) Spillway Beach @ End of Crooked Trail. The results of all 8 tests were all well within safe limits. Full test results are on the website.
- Sand was applied to both the Indian Spring and Crooked Trail beaches. Additional sand was applied to the Indian Spring to account for work that was done for the new dry pipe.
- The lake level began to be lowered on October 31st this past year. It will be lowered on October 30th this year, the last Sunday in October. The valve was closed in late March, once the threat of heavy freezing had passed.
- Contract with Full Myle landscaping, lawn cutting cost increased slightly

Rob Hannigan – Roads and Right of Way (Read by Mike Moran in Rob's absence) Handout of pictures of catch basins needing adoption

22 LONELY CATCH BASINS
 LOOKING TO BE ADOPTED BY FRIENDLY
 WITCHES WOODS RESIDENTS

HERE ARE SOME EXAMPLES:



YES, I PROMISE YOU... THERE IS
 A CATCH BASIN UNDER ALL
 THAT SILT.

HERE'S
 ANOTHER
 EXAMPLE

INTERESTED IN ADOPTING, CONTACT
 ROB HANNIGAN ROADS@WWLAKE.COM

- **Mike, Reading from Rob's notes:**

- Hi, my name is Rob Hannigan and for the good of the community I am trying to help maintain the network of roads. Dirt roads are inherently difficult to maintain.
- Last spring with the amount of rainfall we had it was very challenging. It was also a transition position that I took over in May of 2021 when Tom Pandolfi took ill. The contractor hired couldn't do his work because of the excessive rains and other commitments. I had road process delivered and we (volunteers) applied material by hand.
- The road contractor did come in later in the year to do some road work. Because of the heavy rains, Old Stone Road was washed out and needed extensive work.
- I tried to keep the catch basin tops clear of debris, checking them periodically. I could use some help if anyone wants to adopt one that's by your home. We have twenty two and it takes a while to clean them all. Truax is a company we use to clean out the basins. This past year with the heavy rains they had to come back and clean half of them for the second time during January.
- I had more stone delivered and applied it to two troubled spots on Crooked Trail (beginning) and Indian Spring. I didn't see any sense in driving through potholes all winter long.
- This past winter was very challenging with all the changes in temperature from mild to freezing days. I think we had about seven changes causing lots of ice. I do communicate with Myles (Full Myle landscaping) who plows our roads for the timing of plowing and treatments of sand/salt mixture. Trying to make roads safe to drive is not an easy task, I also don't live here year-round. I'm a good three-hour round-trip up and back from home so I could use a little help. The emails do help.
- Capital expenses: we have a proposal to do some work coming in off of 171 entrance to Crooked Trail and Indians bring these monies have been approved at the last annual meeting to spend \$10,000 on road repair the asphalt on 171 is built up Higher than our Access Road dust pitching water in our Direction part of this proposal is to create a 25 x 25 ft apron where are Road meets 171 and a 13 in 20 in apron best directing the runoff water down 171 pasta also supplying riprap in a 3 ft by 40 ft section along the north side of the road to prevent erosion and keep debris out of the catch spacing also installing asphalt speed bump on the uphill side of the first catch Basin create in the speed bump will deflect water to run off to the side catch Basin this should help keep Water off the lower Runway slow down vehicles Also coming in on the right the road has settled this proposal includes Excavating and repaving a 10 ft by 20 ft area it also includes cutting removing and Paving areas around to lower catch basins and approximate area of 5 by 5 by 5 it also includes creating a 6ft long water burn and approximately 100 ft² apron to direct water into drainage ditch along the Houlihan Property this proposal is based on asphalt prices from March 16-22 asphalt as a petroleum based product we all know what is happening with gasoline and diesel prices.
- Proposal work for next fiscal year: I have a proposal to pay what I believe is the worst area of our roads. The proposal is to pave a 500 by 21 ft from where the asphalt stops at the T toward Crooked Trail at a cost of \$21,000. The Proposal is broken down into 200 ft by 21ft which would be the curve on the hill costing \$9,900 The second portion of 300 ft by 21 ft is quoted at \$14,900. If we were to do the entire 500 ft it would be a savings of \$3,000. I have asked Spencer from P Willis Paving Company to join us today to explain further and answer any technical questions you may have.

- **Following Mike's reading of Rob's report there were some questions from residents:**

- U. Hohgrawe, Indian Spring asked why roads were not paved, Mike addressed cost, environmental safety and increased speeding as some of the reasons but offers to take back to the board for future discussion/consideration
- R. Donnell, Indian Spring Rd asked about drainage cu;verts and standing water, Mike responded with board taking this under advisement and researching solutions as part of larger road grading/drainage solutions

Mike calls on Ray Bonneau – Building and Zoning Review

- Permits from July 2021 to present: Total of 17 as compared to 11 the previous year

Mike calls on Phyllis Bonneau – Communications

- Please be sure to sign in and check your info for accuracy
- We are using emails as one way to quickly communicate. Please be sure we have yours. We promise not to share it with others and we won't fill your email box!
- Other ways we communicate- posting on our boards at the entrances of Indian Spring/Crooked Trail and Crooked Trail Extension; website, Facebook, and mailings
- Many mailings (Post office- snail mail) bounced back. Please be sure to update your info! This info comes from town hall.
- If you haven't seen or received the info brochure- here they are.
- Any suggestions for the website are gladly accepted!

Mike Moran reading for Bill Breslau - Safety, Rules, and Regulations

- Reminds residents of all things safety: boating/lake rules, road rules, speed limits all posted/accessible on our website
- Discusses completed dry hydrant project
- Savings in tree trimming (trees at risk): trees removed by Eversource at no cost, saving our capital expenses
- Residents were handed a copy of the proposed driveway ordinance. The District voters will need to approve at a later meeting, and are asked to take a look at the draft which reads as follows:

WITCHES WOODS TAX DISTRICT DRIVEWAY ORDINANCE GUIDANCE

The Witches Woods Tax District Board of Directors (the "Board") supplements the Driveway Apron Ordinance adopted May 9 th , 2003 as follows:

- The Board finds that driveway aprons and driveways pitched toward and into the District's roadways or lake causing water to flow into the roadway or lake are of paramount concern. Instances of construction of a new driveway or modification of an existing driveway or apron in these circumstances will require;
 - (1) an affirmative representation by the Owner that the proposed work will not disrupt existing Tax District drainage, damage the roadway or cause environmental harm to the lake;
 - (2) the Owner's Written Agreement to remedy and correct any such violation or damage;
- The Board reminds property owners that they are responsible to protect lake

roadways and existing and reserved Tax District drainage facilities within their premises. Owners are liable to the Tax District to remedy violations affecting roadways or the lake.

Following Mike's reading of Bill's report there was a question from resident:

- U. Hohgrawe, Indian Spring asked about graffiti on the dam between Witches Woods and Bungee, Mike explained that the dam is the property of Lake Bungee, not Witches Woods and stated that we as a board have reached out to help in cleaning the dam but we are waiting for a response/action plan
- U. Hohgrawe, Indian Spring asked about dogs on leashes, Mike answers regarding CT law and bylaws, rules and ordinances posted on district website

New Business – Mike Moran calls on Spencer from P Willis Paving to present/field questions regarding proposed work at T entrance to Crooked Trail/Indian Spring (as recommended by Rob Hannigan)

- Spencer explains
 - Fix Culvert sinking on the right
 - Extend flat land area to left because of Moshe roadway persistent ice
 - Repair T to divert water from Route 171, fix runoff so it hits the drain, pave this strip and extend the pavement down Crooked Trail
 - 21 ft wide by 50 ft, grade and pave toward Crooked Trail
- Question from resident, K. Pezetti Indian Spring regarding geotextile fabric placed previously, Spencer replies it was indeed useful and a great product, good with gravel on top, better with pavement and still a mushy base underneath
- Question from resident, K. Pezetti Indian Spring tapering the entrance so it is not a bump, raising drains, all addressed by Spencer with an explanation regarding speed bump verses speed table
- Question from M Houlihan Indian Spring regarding wetland on the north side of Crooked Trail and culvert/drain pipe, Spencer confirms drain pipe is intact and water will properly run off and under the road.
- Question from resident F Chmura regarding extending the pavement possibly to the next culvert, this action is not advised by Spencer
- Question from J Ackermann, Crooked Trail Extension regarding the location, Spencer further verbally diagrams the location for clarification
- Question from L Moran, Indian Spring, clarification by Spencer regarding raising both catch basins
- Question from K Pezetti regarding volume of runoff, Spencer confirms it will be appropriately dispersed

Annual Report of the Treasurer

Call on Steve for Treasurer's Report

- I am pleased to report that this year the Financial Condition of the Witches Woods Tax District is again excellent. The finances of the prior year that closed June 30, 2021 had a surplus balance of \$14,753.21. The surplus money was transferred into the Unassigned Assets Fund.
- Only \$865.13 in taxes remain outstanding for a to date collection rate of 98.87%. There are no delinquent taxes and interest outstanding from prior years.
- Altogether with an excellent tax collection rate and collection of prior year taxes and interest this year current year's budget is projected to have a surplus of \$5,655.41.

**Presentation of the proposed budget for Fiscal Year 2021-2022;
Call on Steve for Presentation of Proposed Budget**

- Handouts available to residents

**WITCHES WOODS TAX DISTRICT
FY 2022 - 2023 PROPOSED BUDGET**

	OPERATING FUND		
	BUDGETED	PROJECTED	PROPOSED
	2021-2022	2021-2022	2022-2023
INCOME			
Interest	3.00	38.56	3.00
Transfer from Reserves	0.00	0.00	19,855.00
Taxes	70,267.00	74,454.95	77,300.00
TOTAL INCOME	\$70,270.00	\$74,493.51	\$97,158.00
OPERATING EXPENSES			
Software Services	1,215.00	1,215.00	1,272.00
Miscellaneous	75.00	201.51	75.00
Office Supplies	50.00	0.00	50.00
Postage	165.00	124.00	165.00
Property Taxes	275.00	260.10	996.00
Street Lighting	150.00	108.04	150.00
Over/Under Payment	0.00	0.00	0.00
Tax Collector	0.00	0.00	2500.00
Web Site	1000.00	440.90	1000.00
Subtotal	\$2,930.00	\$2,349.55	\$6,208.00
LEGAL EXPENSES			
Attorney Fees	2,000.00	2,006.61	2,000.00
Insurance	9,420.00	8,841.40	9,500.00
Legal Notices	600.00	860.50	600.00
Recording Fees	50.00	70.00	50.00
Refunds	0.00	0.00	0.00
Subtotal	\$12,070.00	\$11,778.51	\$12,150.00
PROPERTY MAINTENANCE			
Lake, Beach & Dam Maintenance	12,770.00	12,710.04	13,300.00
Road Maintenance	22,000.00	22,000.00	45,000.00
Safety	500.00	0.00	500.00
Snow Plowing	12,000.00	12,000.00	12,000.00
Subtotal	\$47,270.00	\$46,710.04	\$70,800.00
LIABILITIES			
Loan Payments	0.00	0.00	0.00
Subtotal	\$0.00	\$0.00	\$0.00
Transfer to Capital Improvement Fund	\$8,000.00	\$8,000.00	\$8,000.00
TOTAL OPERATING EXPENSES	\$70,270.00	\$68,838.10	\$97,158.00
Net Operating Fund Balance	\$0.00	\$5,655.41	\$0.00

SUMMARY OF OPERATING BUDGET			
	BUDGETED	PROJECTED	PROPOSED
TOTAL EXPENSES	(70,270.00)	(68,838.10)	(97,158.00)
INCOME	70,270.00	74,493.51	97,158.00
TRANSFER - UNASSIGNED ASSETS FUND	0.00	5,655.41	0.00
NET GRAND LIST	\$31,127,000	MILL RATE:	2.48

Mike calls for a motion to adopt the annual budget for Fiscal Year 2022-2023 for said District, there is a motion and a second followed by a short discussion from the floor, the motion passes unanimously.

Mike calls for a motion to adopt mill rate of 2.48 based on the proposed budget for said District, there is a motion and a second followed by no discussion from the floor, the motion passes unanimously.

Mike calls for a motion to set tax due dates for said District as July 1, 2022 and January 1, 2023 unless the bill is less than \$100.00 in which such case the entire amount is due July 1, 2022. There is a motion and a second followed by no discussion from the floor, the motion passes unanimously.

Mike calls on Steve to present the Five Year Capital Improvement Plan for fiscal years 2022-2027 for said District, with monies allocated for roads as presented by Rob and explained by Spencer.

Open Discussion:

- R Donnell, K Pezetti, Indian Spring advocate for including additional paving, Mike addresses the board can take this under advisement for the future years planning
- U. Hohgrawe, Indian Spring asks board to consider comparison of monies for gravel or paving over the long run, Mike answers with previous estimates at paving were in the millions, board will take it under advisement
- F Chmura, Crooked Trail explains print error in year one of five year plan needs to include monies not spent in previous year to be properly allocated/accounted for, amended in writing by Steve to total 36, 000
- E Werstler, Crooked Trail asks about the timeframe for the current paving project, answered by board as early July.

Motion to adopt the 5-Year Capital Improvement Plan for fiscal years 2022-2027 for said District, as amended in discussion made, seconded and approved unanimously.

Motion to approve capital spending for fiscal year 2022-2023 for said District as amended in discussion made, seconded and approved unanimously.

Election of Officers and the members of the Board of Directors for 2022-2023;

Call on Lyn Moran to conduct the election of Officers and Board Members, representing Bill Breslau, Chair of the Nominating Committee

- According to Bylaw Article IV, the officers consist of President, Vic-President, Clerk (Secretary) and Treasurer. They are elected at the annual meeting for a term of one (1) year by a majority vote.
- This year's slate of Officers brought forth by the Nominating Committee are:
 - President: Mike Moran
 - Vice President: Maggie Houlihan
 - Clerk/Secretary: Shari McCarthy
 - Treasurer: Steve Leibowitz
- Are there any other nominations from the floor? Hearing none, do I have a motion to close the nominations?
- Nominations closed
- Call for a Vote
- Motion carries. The aye's have it and the slate of officers has been approved.

Lyn Moran to conduct the nomination and election of the Directors

- According to Bylaw Article VI, The Board of Directors consists of the officers and five property owners within the District. Election of Board members occurs at each annual meeting of the

Board of Directors. Board members serve three-year terms with one-third of the Directors (2 Directors) elected at each annual meeting.

- This year's slate of Directors brought forth by the Nominating Committee are:
 - Director – Rob Hannigan - Roads
 - Director – Phyllis Bonneau – Communications
- Are there any other nominations from the floor? Hearing none, do I have a motion to close the nominations?
- Nominations closed
- Call for a Vote
- Motion carries. The aye's have it and the slate of officers has been approved.

Mike asks if there are any other issues or business that anyone may wish to bring to this meeting.

- Mike brings forward a resident's discussion point regarding lake drawdown date. No discussion regarding changing current dates as described by John.
- E Werstler, Crooked Trail asks about beavers, plans for trapping them during appropriate trapping season in December
- U. Hohgrawe, Indian Spring has questions regarding trash pickup/receptacles which was addressed by another resident, fielded by Mike as a 'good neighbor' discussion
- R Andrews asks about blue/green algae in cove, John will take pictures and consult Solitude
- K Pezzeti asks about where the beavers damage has been observed, no damage reported as yet, seen near Crooked Trail beach

No further discussion, call for Motion to Adjourn the Meeting.

A Motion was Made, Seconded and Approved to adjourn the meeting.

The vote was unanimous. Meeting adjourned.