

**Witches Woods Tax District  
Board of Directors Minutes  
October 7th, 2024 6:30 pm**

**Members met in person at the home of Bill and Susan Breslau**

**Members Present:** Mike Moran, Phyllis Bonneau, Ray Bonneau, Bill Breslau, John Barber (via Zoom), Tony Paradiso, Shari McCarthy, Dan Cammuso, Anna Barrasso.

President Mike Moran opened the meeting. A motion was made and seconded to approve board minutes from last month.

Resident Grace Bail was again a guest at the meeting. In an effort to be respectful of the volunteer time given by the members. She was given five minutes to express her concerns. In summary, Mrs Barl was following up on her time at last month's meeting, reiterating her concerns over rules and covenants that had been changed in her time as a resident of the district. Her concerns were centered around who changed the rules, when they were changed and who approved fines could be levied by the district. President Mike Moran reviewed the changes made in 2013 that were voted on and passed by a super majority as was the requirement. He further explained that none of the current members were on the board at that time, reading the list of board members at the time. The board thanked Grace for bringing forward her concerns and explained she was welcome to remain at the meeting as a guest/observer.

**Reports of Committee Chairs:**

**Lake, Dam and Beaches - Dan Cammuso**

- Dan brought forward the report from the Solitude survey from early June to be compared with that of the late September survey; the report revealed moderate to trace amounts of concerning vegetation but a significant decrease in vegetation post treatment.
- Eric W has volunteered to open the valves to drain the lake at the end of October as is the annual tradition
- The 'Dock Brigade' will be in force the first or second weekend in November likely on a Sunday

**Building, Zoning & Appeals - Anna Barrasso**

|                                     |                         |         |            |               |          |   |
|-------------------------------------|-------------------------|---------|------------|---------------|----------|---|
| BRESLAU<br>WILLIAM E +<br>SUSAN R   | 23 Crooked<br>Trail Ext | 24-265B | Building   | 9/10/<br>2024 | Approved | Extend deck 6x18. Install new<br>decking and railings. build a<br>roof and screen 12.5x18 of<br>the deck. |
| HICKS<br>KATHLEEN L +<br>KOCOA JEAN | 1626 rte 171            | 24-87M  | Mechanical | 9/10/<br>2024 | Approved | Install thermopride oil fired<br>high boy with 3-1/2 tons of air<br>conditioning                          |

|                                     |                     |        |            |               |          |   |
|-------------------------------------|---------------------|--------|------------|---------------|----------|---|
| HICKS<br>KATHLEEN L +<br>KOCOA JEAN | 1626 rte 171        | 94-26E | Electrical | 9/11/<br>2024 | Approved | Install new 200 amp underground electrical service. Install new electrical boxes and wiring for new electrical branch circuits in new 1800 sqft 3 bed and 2 1/2 bath single family home. Install recessed lighting as requested by customer |
| FLAHERTY<br>PATRICIA ANN<br>+ PETER | 62 Crooked<br>Trail | 24-91M | Mechanical | 9/18/<br>2024 | Approved | Right side of home, on patio, set 1-60 gallon (Spicer-Gas owned) propane tank. Install through the sill, into the basement CSS T gas line, up to kitchen for a propane cooking stove.   |

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#### **Safety, Rules, and Regulations - Bill Breslau**

- Bill has been monitoring short-term rental regulations (as they relate to AirBnB issues) for the state of Connecticut but the new guidelines applied to municipalities but does not include tax districts
- A review of the rules regarding storm water easements that exist between each lot in the district as it pertains to a resident concern. As detailed in our rules anything in this area ‘cannot restrict the flow of water’

#### **Roads – Ray Bonneau**

- John a will schedule pipe replacement and clear the Overflow on crooked Trail extension
- John a will drop off gravel and stone for Road patching throughout the winter
- Labbe Lawn Care leaf pickup is scheduled for November 17th

#### **Communications - Phyllis Bonneau**

- Phyllis will send out an email blast with information about lowering the lake level at the end of October and the leaf pickup for later in November

#### **Treasurer - Tony Paradiso**

- Tony has created a spreadsheet with the cash flow statement
- Tony has shuffled accounts to increase our earnings taking advantage of the opportunity to make more money by putting more in our CDs

#### **New Business – Mike Moran**

- no new business to report

**The next Board meeting is scheduled for November 6th, 2024 @ 6:30 PM.**

The Board would like to remind homeowners that they are welcome to attend this and any Monthly Board Meeting to observe the proceedings. Should they wish to bring something to

the Board for review, they are asked to submit a notice prior to the meeting so it may be added to the agenda for an allotted time.

**A Motion was Made, Seconded and Approved to adjourn the meeting.  
The vote was unanimous. Meeting adjourned at 7:37 pm.**