

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

Members met in person at the home of Steve and Laurel Leibowitz

Members Present: Mike Moran, Phyllis Bonneau, Ray Bonneau, Bill Breslau, John Barber (via zoom), Steve Leibowitz, 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.

Reports of Committee Chairs:

Lake, Dam and Beaches - Dan Cammuso

- Fire department dive team is expected Saturday between 9:00 and 9:30. They will complete a training exercise at no cost to the district. The team will clear the valve underneath Crooked Trail. The valve is open to maintain the current water level but at this time it cannot be completely closed as something appears to be stuck. Dan and Eric will be there (and take pictures). A warming tent has been provided for the divers by residents.

Building, Zoning & Appeals - Anna Barrasso

POKLADOWSKI ANDREA + PARADISO ANTHONY M	40 Indian Spring Rd	24-4P	Plumbing	2/8/2024	Approved	Relocate 2nd floor vanity and shower. Toilet to remain in existing location. New shower valve will be installed. Install new faucets, toilet and shower trim.
POKLADOWSKI ANDREA + PARADISO ANTHONY M	40 Indian Spring Rd	24-13E	Electrical	2/28/2024	Approved	wire renovated bathroom
TRUONG TERESA	60 Indian Spring Rd	24-15M	Electrical	2/28/2024	final	Installation of single zone ductless Heat Pump system in basement. 18k btu, 20 amp /240 volt double pole breaker, wire and disconnect ot be installed by electrician450
TRUONG TERESA	60 Indian Spring Rd	24-15M	Mechanical	2/28/2024	final	run 20 amp circuit to new minisplit

Safety, Rules, and Regulations - Bill Breslau

- Reminder about boat registrations
- Reports no dog issues were brought forward to safety committee

Roads – Ray Bonneau

- The roads look good, routine pothole filling has helped
- Emergency repair of Crooked Trail extension cost \$1,020, initially the town was consulted and very helpful. The town recommended Pinecroft who ultimately completed the repair.
- Pinecroft was also asked for a quote regarding grading of the district's roads
- The spillway between Crooked Trail and Crooked Trail extension where the mud had covered the bridge has been cleaned to increase safety of those using the walkway.

Communications - Phyllis Bonneau

- An email blast has been sent about the divers, there will be a follow-up blast once the valve is clear informing residents that the valve will be closed to raise the water levels. This should give homeowners a chance to put in docks but the water will rise quickly based on current flow/Bungee's valve being open.
- Conveyed a message from Lisa Andrews regarding the second annual summer lake party. The board discussed potential dates, official date to be determined.

Treasurer - Steve Leibowitz

- Relaying information from Katie: former Bungee home that is in the Witches Woods tax District is paying current tax bill through their mortgage company but still owes 5 years back taxes to this District. At this point the money owed is also accruing interest. The board will consult Katie as to options.
- The request has been made for an updated delinquency report
- Snow plowing/road repairs are the only large bills still to be paid. There will likely be a slight deficit if there are future snow storms.

New Business- 2024-2025 Preliminary budget discussion

- John:
 - Current salt:sand ratio acquired from the town of Woodstock as suggested by Tractors and Trimmers is too high for the lake (1:1). Looking at options to acquire sand from Provost in Putnam (1:6). Other options /alternate providers include P Willis, Tractors and Trimmers or Pinecroft
 - Engaged in discussions comparing costs/quality of work with Bungee, it is noted that Bungee has significantly more roads and more paved roads.
 - Preliminary plows and sanding budget in the ballpark of 25 to \$30,000 based solely on the numbers reviewed. This is roughly double what we have spent in the past. Waiting to obtain official bids.
- Ray:
 - No road grading quote yet from Albrecht
 - Road grading quote from Pinecroft is slightly higher than the previous year's quote 22,000
- Dan
 - Will solicit a quote from Lobby Lawn Care regarding mowing and leaves
 - TruAx quote is down from last year \$65 per Basin x 22 basins \$1,400
 - 5% increase for Solitude for the herbicide treatment, lake survey (x2) and DEEP contract
 - Microbac cost will increase by 9%
 - Information for future planning: dam inspection is due in 2025. Board discusses that this could be July of 2025 and therefore fall in the following fiscal year.
- Steve
 - Budget for the tax collector

- Budget for the lawyer
- Insurance quotes from Jim Hutton, budget expecting a 10 to 15% increase
- Total budget looks to be in the ballpark of a 30% increase

The board sets the next meeting as **April 3rd at 6:30** for the tentative final budget meeting unless waiting for quotes / suppliers. An additional meeting date of **Monday May 6th at 6:30** is set in anticipation of the **Annual Meeting slated at the Bungee firehouse for May 17th**.

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 8:18 pm.**