

# Witches Woods Tax District Board of Directors Minutes Nov 1st, 2023 6:30 pm

**Members met in person at the home of Steven and Laurel Leibowitz**

**Members Present:** Mike Moran, Phyllis Bonneau, Ray Bonneau, Bill Breslau, John Barber, 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

- The valve on the lake is open, the lake is still draining
- Dan met with Eric who is concerned with the potential for sticks and debris at the valve which may impede proper closure. Dan will reach out to the Woodstock Fire Department.
- Solitude sent the annual survey, however the request took multiple emails to receive
- Dan read the October 11th Solitude survey and recommendation for shoreline vegetation control. The Board agrees no treatment is necessary at this time.
- Future planning: Microbac will have a cost increase as of January 2024 which will affect the next fiscal Year's budget

### Building, Zoning & Appeals - Anna Barrasso

HUBAN ERIC G + KAMRIN TRUSTEE	45 Crooked Trail	23-266B	Building	10/3/2023	Approved	roof replacement. 15 sq
DEREGE THESAURO FRANCESCO +	103 Indian Spring Rd	23-116E	Electrical	10/11/2013	Approved	supply and install 1 - 24 kw generac air cooled standby generator
Ohara Dena Cocozza	41 Crooked Trail Ext	23-274B	Building	10/11/2023		Deck replacement: demo existing deck. Frame deck to existing layout minus a portion of the lake side deck which will be demoed and not replaced Frame new deck. 2x8 pt framing with Simpson hardware and ledgerlok ledger bolts install pvc decking and vinyl railing system
Troung Teresa	60 indian Spring Rd	23-278B	Building	10/18/2012	Approved	basement project

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

- Bill reports back regarding some information he obtained at an HOA meeting in reference to rules enforcement, insurance, etc

### **Roads – Ray Bonneau**

- The Board discusses a letter from a resident regarding the request for speed bump removal. The Board researched standards for speed bumps and average car clearance. Ray has already shaved both speed bumps in question and to date this is the only complaint received by The Board regarding the Indian Spring Road speed bumps. Additionally, it was discussed that the concerns for winter conditions raised by the resident related to an isolated bad weather situation in which all roads were dangerous. The Board will look to set up a time to meet with the resident and the car in question to assess the situation in person. It is the opinion of The Board that said speed bumps were approved and voted on by residents and will not be removed.
- The speed bumps will be equipped with reflectors for both residents and snow plows.
- John spoke regarding the new snow plow contract with Tractors and Trimmers. Mike signed the contract for the season, We will be billed per storm with sand coming from the town of Woodstock which will be billed directly. Ray agrees to be the secondary contact for Tractors and Trimmers.

### **Communications - Phyllis Bonneau**

- Signs were put up for the lake level lowering plus an email blast was sent
- Also an email from Glenn was forwarded regarding the 'dock removal crew'

### **Treasurer - Steve Leibowitz**

- Steve reports monies and accounts are all in good standing
- The Board discusses the increasing cost that are being presented to the lake Association due to rising costs from insurance providers and service providers to the Association
- Steve emphasizes the need for careful future planning and maintaining the large reserves that we have
- The board discusses payment / money owed to the association from Myles as he has terminated the contract with us
- Eric has not been paid for the construction of the second kayak rack on the Indian Spring Road Beach. Needs to be reimbursed for cost of materials, he did not charge us for labor

### **New Business – Mike Moran**

- Mike reports on a follow-up to an issue regarding a resident's dog and contact with NEACOG. Said Resident was given timelines to comply with requests. Mike is awaiting a follow-up from NEACOG as said time frames have since passed.

**The next Board meeting is scheduled for Thursday December 7 th, 2023 @ 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 7:47 pm.**