

Witches Woods Tax District Annual Meeting- Bungay Fire Brigade
May 19th, 2023
7:30 pm

Mike Moran, President calls the meeting to order at 7:30 pm. The meeting was held in person at Bungay Fire Brigade. President Moran called Phyllis Bonneau (in absence of Shari McCarthy, Clerk) to read the call of the meeting. Phyllis reads that the Notice and Call was mailed to every property owner in the Spring 2023 Newsletter, 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 at 5 locations around the lake, including the two boards at Indian Spring and Crooked Trail Ext. entrances, listed in the Woodstock Villager newspaper as a Legal Ad (April 7 and 14, 2023), posted on the Tax District Facebook page, and also posted at the Woodstock Town Hall.

Mike Moran Introduces the Officers and Board Committee members and states that Rob Hannigan is unable to be present. He calls for the approval of minutes of 2022 Annual Meeting. He then calls for a motion to waive the reading of the minutes and for a motion to approve the minutes. **A Motion was Made, Seconded and Approved to Waive the Reading of the 2022 Annual Meeting Minutes.** The vote was unanimous. **A Motion was Made, Seconded and Approved to approve the 2022 Annual Meeting Minutes.** The vote was unanimous.

Michael Moran- Annual Report of the President

Mike Moran, President, stated that the past year was a good year. Our roads are in good shape due to a warm winter and the work of Rob Hannigan and Ray Bonneau filling pot holes. The paved section on Crooked Trail also held well over the winter. The quality of the water in the lake is excellent as determined by testing. Our infrastructure is good and we are in financial good standing. We have a substantial reserve which allows us to keep our taxes with no increase.

He also stated that all residents, especially new residents, are encouraged to read the rules and covenants which are on our webpage. He highlighted that outdoor burning is illegal (except for cooking purposes). Special circumstances for burning requires an application.

There is one dog which has been difficult. Animal control (NECOG) has not helped, so Mike has been working with our selectman, Jay Swan, to get intervention.

He reminded residents of the boating speed limits, including Maximum horsepower for boats is 75 horsepower. Maximum speed on the lake for all boats is 25 mph. The Cove is a no wake zone with a maximum speed of 5 mph. In addition, no person shall operate a power boat in excess of 5 MPH between the hours of one half before sunset and 9 am the following morning in the case of weekdays, or 10 am on the following day in the case of Saturdays, Sundays or Holidays.

Lastly, he asked Lisa Andrews to present the possibility of a social gathering. July 2nd was mentioned as a possibility and maybe a boat parade, too.

Presentation of reports of committee chairs

John Barber – Lake Beach and Dam

Beaver Trapping – There are beavers who have been doing some damage around the lake. Ray has hired someone to trap the beavers for us. The CT DEEP prohibits moving beavers because they are territorial. This is being done at no cost to the Lake association.

Microbac Laboratories - Microbac Laboratories tested our lake for e-coli two times last year. Once on July 15th and August 22nd. They test four places on the lake. Each test was well below what is considered the problem number of colonies (256) per 100 milliliters. Microbac will again do testing in mid-July and mid-August.

	7/15/2022	8/22/2022
Beach #1 @ 171 Crooked Trail	14.4	79.4
Boat Launch on Crooked Trail Ext.	6.1	8.6
Spill Way Beach @ End of Crooked Trail	4.1	1
Public Beach on Indian Spring Road	23	5.2

Full-Myles Lawn Service - We have been happy with Full-Myles Lawn service and we will continue to use them this year for lawn cutting.

Lake Draw-Down - The Witches Woods Lake drawdowns are scheduled to start on the last Sunday in October.

The lake stays initially lowered until there is a significant frost or freeze. This usually happens mid to late November, depending on the weather. This accomplishes two things: weed kill and people are able to work on their waterfronts.

During the winter, we try to keep the water level about two to three feet below the normal level. We do this to prevent ice from forming on permanent structures such as stone walls at the water's edge.

The lake is slowly brought up to full level once the threat of it freezing has passed. This usually happens in mid-March. This year it happened on March 15th.

Solitude Lake Management - We are in the second year in a 3-year contract with Solitude Lake Management. They did an early lake survey on May 25th last year and a late season survey on October 26th. Based on the early lake survey, an herbicide treatment was performed on July 28th, concentrating on the two ends of the lake where heavy plant growth was observed. Lawn fertilizer enhances the growth of lake algae.

Solitude will do surveys around early June and mid-September this year. If an herbicide treatment is needed, it will be done in mid to late July.

Solitude Lake Management Application Notifications - A new Public Act from the CT DEEP requires that: "Any pesticide application business before making a pesticide application on any private lake shall provide notice of the date of the application to any owner."

Solitude will be sending out notification via post mail. The lake board will continue to send out notification via email.

Question from Rachel Kulick in regards to new sand for the beaches this year. John said yes; it is planned for both beaches.

Comment from Rachel Kulick that another boat rack is needed at the Indian Spring Beach. John said we'd look into it.

Rob Hannigan – Roads and Right of Way (Read by Mike Moran in Rob's absence)

We have implemented multiple improvements to the roads since last year. There is now an apron coming in from Route 171 to divert water runoff, a speed table to slow traffic plus control water runoff and 500 ft. of new asphalt road on Crooked Trail to mitigate the most problematic areas.

Recently we had the lateral drainage lines cleaned out to improve flow as well as cleaned out the concrete culverts that run underneath the roads. We have also installed signage on Crooked Trail to alert trucks that it is a dead end and no turn around to avoid further damage to neighbors' properties. We will also be installing a private property no fishing sign located across from Lake Bunggee's relief valve.

Currently our road contractor is cleaning ditches and will soon be bringing in road process to grade the roads. Afterwards he will be installing 5 speed bumps, 2 on Crooked Trail and 3 on Indian Spring Road. Signage will be installed at the speed bump locations.

Dirt roads come with many challenges and we dedicated a lot of time and effort to enhance the road conditions. In doing so, we were able to save the association money. I want to thank Ray for helping me with the day to day pot hole repairs and support.

Ray Bonneau – Building and Zoning Review

There were a total of 32 permits for the year, which included 11 for building, 11 for electrical, 7 for mechanical, and 3 for plumbing. The 32 permits compare to 17 for 2022.

Phyllis Bonneau – Communications

Email blasts are used cautiously so as not to overuse them and to share important information. The website is continually updated, including the next date of the board meeting. Posters are also used and placed in strategic locations to get word out. It's important to share your email as this is one way to get important information out to you quickly. Please check the sign in list for accuracy on your mailing address and email address.

Bill Breslau - Safety, Rules, and Regulations

Bill stated that our rules, covenants and restrictions are "on top of" town rules. Residents must follow both the town and WWTD rules. He stated that he appreciates others' expertise in interpreting rules and regulations.

Annual Report of the Treasurer

Steve Leibowitz 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, 2022 had a surplus balance of \$20, 011.54. The surplus money was transferred into the Unassigned Assets Fund.

Only \$469.92 taxes remain outstanding for a to date collection rate of 99.38%. There are no delinquent taxes and interest outstanding from prior years.

Altogether with an excellent tax collection rate and only having to do one grading this year current years budget is projected to have a surplus of \$17,132.05.

Presentation of the proposed budget for Fiscal Year 2023-2024

Call on Steve Leibowitz for Presentation of Proposed Budget

(Handouts available to residents)

Mike calls for a motion to adopt the annual budget for Fiscal Year 2023-2024 for said District, there is a motion and a second; the motion passes unanimously.

Mike calls for a motion to adopt mill rate of 2.46 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, 2023 and January 1, 2024 unless the bill is less than \$100.00 in which such case the entire amount is due July 1, 2023. 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 2023-2028 for said District.

Question from the floor on if the speed bumps will be from the current year. The answer was yes.

Question/comment from Grace Baril about the CME Engineering study done in 2014. Comment was that all work recommended was not done. Discussion took place and Mike Moran said as far as he knew all work was done as recommended.

It was noted that there is a drainage easement on all properties.

Wendy Miller stated her concern that Lyons Road (where it no longer meets Indian Spring) is being used by motor bikes again.

Motion to adopt the 5-Year Capital Improvement Plan for fiscal years 2023-2028 for said District, seconded and approved unanimously.

Motion to approve capital spending for fiscal year 2023-2024 for said District made and approved unanimously.

A concern for dead trees was voiced by Keith Pezzetti . Mike Moran explained that John Barber has worked with Eversource to address this.

A discussion of speed bumps was brought up, especially regarding the speed of delivery trucks, and Bunggee residents using Crooked Trail Ext. as a cut through. A suggestion of signs saying slow down will be passed on to Bill Breslau.

Election of Officers and the members of the Board of Directors for 2023-2024

Call on Lyn Moran to conduct the election of Officers and Board Members

According to Bylaw Article IV, the officers consist of President, Vice-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: John Barber

Clerk/Secretary: Shari McCarthy

Treasurer: Steve Leibowitz

With no nominations from the floor, motion made to close nominations. Nominations closed and call for a vote. Motion carries;

Motion to approve slate of officers. Call for a vote. Motion carries and slate of officers is 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: Ray Bonneau, Babbette Gibbs, and Dan Cammuso

With no nominations from the floor, motion to close the nominations. Nominations closed. Call for a Vote. Motion carries.

Motion to approve the slate of directors. Call for a vote. Motion carries and slate of directors has been approved.

Bill Breslau commented that Maggie Houlihan and Rob Hannigan are both stepping down and have worked very hard. They should be commended for their commitment and contributions.

Wendy Miller asks if all positions are filled. Mike Moran answered yes.

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

Wendy Miller asked about signage at the end of Indian Spring as the turn around has been blocked at times and this causes a safety issue. She also asked about tree removal at the waterline. Mike Moran said the Board will take these issues under consideration.

Motion to adjourn and seconded was passed unanimously at 9:15 pm.