

# Witches Woods Tax District Board of Directors Minutes Oct 4th, 2023 6:30 pm

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

**Members Present:** Mike Moran, Phyllis Bonneau, Ray Bonneau, John Barber, Steve Leibowitz, Bill Besleau, Shari McCarthy, Dan Cammuso, Anna Barrasso, Rob Hannigan.

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 - John Barber/Dan Cammuso**

- In response to Full Myle informing the board that they would no longer be servicing the lake for mowing or plowing, John began research regarding a new plowing contract as this was determined to be most urgent.
  - Lake Bungee uses Tractors and Trimmers for plowing; multiple residents report that they do a good job but they are a little pricey
  - Bill makes a suggestion to the board to see if they will be willing to negotiate
  - A request is made that we get back to them by October 15th
  - Rob has reached out inquiring with P Willis and one other service provider. The board feels that an agreement needs to be made in a timely manner, so quick follow up is essential
  - The board reviews the proposal from Tractors and Trimmers, it does not include sanding which be an would be an extra cost
  - The board discusses strategies for mitigating increases in cost secondary to new plowing contractor as well as insurance increases
  - It is the opinion of the board to pay the plow contractor per storm
  - The board entertains a motion to provisionally hire tractors and Tremors per storm pending on any input from the two other contractors. The motion is seconded and approved
- Further discussion around leaf removal: it is proposed to not hire a separate leaf removal contractor at this time and use the money to help balance the plowing/insurance increase
- Eric built a new boat rack and it was put in place at the Indian Spring Beach that he charged the board only for materials at the cost of \$300
- Eric will do the draw down on the last Sunday in October and we'll lift the buoys
- John will follow up on the ash tree at the entrance to Indian Springs and crooked Trail
- John is handing over a follow-up with Solitude regarding the late season report. Dan will follow through
- The Board discusses a final mowing payment to Myles. Myles is backing out of a 3-year contract after the beginning of year two. The district was required to submit a down payment for snow removal. The district is therefore owed money and will request that Myles deduct final Lawn Care payments and return any balance remaining from the down payment.

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

- Anna reported the following permits for the month of September:

LOADER SCHARRI M	68	CROOKE D TRAIL	23-229B	Building	9/7/2023	Approved	Install vinyl replacement windows and Install new vinyl siding with 1 new sliding patio door.
JOHNSON CLARENCE +	72	INDIAN SPRING RD	23-242B	Building	9/14/2023	Final	Reroof 35sq see attached detail sheet
Johnson Clarence	72	Indian Spring Rd	23-242B	Building	9/14/2023	Final	reroof 35sq
LATOUR JOHN C + KANE CHRISTINE A	73	CROOKE D TRAIL	23-243B	Building	9/20/2023	Approved	strip existing roof install new asphalt shingle roof 20 sq
DONNELL STEPHEN G + RACHEL S	44	INDIAN SPRING RD	23-253B	Building	9/26/2023	Approved	Replace decking boards and rails on existing deck. Replace stairs and stair rails

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

- Bill had nothing new to report but weighed in on the topics of safety regarding the speed bumps.

### **Roads – Ray Bonneau**

- The board discusses an email from a resident regarding the speed bumps on Indian Spring Road. Ray agrees to trim the height and respond to the homeowner

### **Communications - Phyllis Bonneau**

- All is good with the website. Phyllis will post the lake draw down for the last Sunday in October as well as the lack of leaf removal for this year.

### **Treasurer - Steve Leibowitz**

- Steve reports there are slight overages due to an insurance increase and an increase in the cost of snow plowing. previously the board discussed ways to mitigate this increase in cost.
- Steve reports that over for 50% of taxes have been collected
- Our accounts still look healthy.

### **New Business – Mike Moran**

- Mike brings to the table for discussion an increase in the insurance cost and a change in the mowing and plowing expenses that the board will need to discuss as expenses to be covered keeping in mind our current approved budget.

**The next Board meeting is scheduled for November 1st, 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 7:59 pm.**