

Witches Woods Tax District Board of Directors Minutes January 8th, 2025 6:30 pm

Members met in person at the home of Ray and Phyllis Bonneau

Members Present: Phyllis Bonneau, Ray

Bonneau, Bill Breslau, John Barber, Tony Paradiso, Shari McCarthy, and Anna Barrasso and resident Stanley Koleszar

President Mike Moran was not present, Vice President John Barber opened the meeting. A motion was made and seconded to approve board minutes from last month.

The board welcomed resident Stanley Koleszar who wished to observe the procedures of a monthly meeting. Bill Bresleau gave him a quick introduction of the board members, their roles and responsibilities, and the procedures followed during a meeting. .

Reports of Committee Chairs:

Lake, Dam and Beaches - John Barber

- Lake water is at a level within the guidelines the lake district has been using, aimed at reducing vegetation while protecting residents' property and safety

Building, Zoning & Appeals - Anna Barrasso

Freeland Jeffrey J + Cynthia S	84 INDIAN SPRING RD	24-28ZPE	Zoning	12/19/2024	Approved	Garage bay addition
Robert & Lisa Andrews	83 CROOKED TRAIL Ext	24-414B	Building	12/23/2024	Approved	Installation of 18 roof mounted solar panels, 7.38
Robert & Lisa Andrews	83 CROOKED TRAIL Ext	24-408B	Building	12/23/2024	Approved	strip house roof and half of shed roof, install ice shield, seam tape, synthetic underlayment and architectural roofing shingles.

Safety, Rules, and Regulations - Bill Breslau

- Report regarding 80 Spring Hill Road property search revealed four lots were sold prior to the Witches Woods Tax District; it appears 80 Spring Hill was included in this sale and therefore is not part of the district and does not owe taxes. Information provided by the Attorney confirms this

Roads – Ray Bonneau

- Two piles of aggregate were delivered by John Albrecht at the cost of about \$1000. It will be used to fix potholes as they appear, maintaining the roads throughout the season.
- John Albrecht is requesting payment for supplies acquired for the spring repair of Crooked Trail Extension

- Plow driver plowed road to beach on Indian Spring Road to allow fire truck access to the dry hydrant
- Roads are still in good condition, but a few areas of concern will be closely monitored, Ray will continue to fill potholes as they arise

Communications - Phyllis Bonneau

- Website is up to date
- Email was sent regarding bear prints found on Crooked Trail beach (information) and tax bills due date

Treasurer - Tony Paradiso

- CD matured, and was rolled over
- Board discusses delinquent taxes and approach to address the issue
- New tax payments have begun moving in

New Business – Mike Moran

- Mike Moran was not present at this meeting, he forwarded information to board members to be addressed at the meeting.
- Board members discussed the current issue of the District tax collector resigning. Bill offers to research/approach a potential candidate, Mike Moran also forwarded the name of a party who may be interested.
- Board discussed options for controlling the geese population as this was a concern brought forth by a resident. John will continue to research the options as well as contact Bungee regarding any steps they may have taken to address the same issue.
- Board discussed a resident's concerns regarding the blight/health condition of specific property in the District and what measures, if any, might be appropriate at this point.
- Board discussed residents' concerns regarding animals on resident property within the Tax District. The rules of the lake specifically state animals not for commercial use. In addition, any rules regarding animals must follow state regulations for minimum land requirements. For example: animals such as goats, horses or cows would not be permitted as no lots within the district are large enough to satisfy state guidelines.
- The board discussed the recent tree that fell on Indian Spring, the emergency clearing of the roadway and that restoration of power has been completed. The remaining debris as left by the power company is the responsibility of the homeowner.
- Board discussed the work of our new contractor for plowing/sanding. With only one storm so far this season, the general consensus is positive with some concerns for sanding/ice. The board will continue to monitor the quality of the work and weigh resident feedback/concerns with any upcoming storms.

The next Board meeting is scheduled for February 5th, 2025 @ 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 8:16 pm.