

**Witches Woods Tax District
Board of Directors Minutes
December 7th, 2023 7:00 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, 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

- Quiet no emails were received
- Lake level management was well done and easier this year than in years passed

Building, Zoning & Appeals - Anna Barrasso

Jolie Francis P + Lucy M	78 Indian Spring Rd	23-93M	Mechanical	11/1/ 2023	Approved	Installation of 1Geo Star Geothermal unit
De Rege Thesauro Francesco +	103 Indian Spring Rd	23-95M	Mechanical	11/2/ 2023	Approved	sell and install three 120 Gal propane tanks
Petrelli Joseph + Rita	15 Crooked Trail Ext	23-100	Mechanical	11/8/ 2023	Final	Set 1-120 gallon propane tank, replacing another company's 1-60 tank. Spicer Gas will run approximately 40' of 1/2" copper gas line from tank heading aft and going around corner at rear, routing over under the outside deck and over to the chimney base. The line will enter chimney base on the outside and go into fireplace on first floor to supply the Kozy insert. Spicer Gas will install a Kozy Heat Chaska 29 30000 BTUs direct vent gas insert in fireplace and its co-linear vent kit into fireplace masonry flue
Gibbs Jack + Babette	20 Crooked Trail	23-309B	Building	11/9/ 2023	Final	Installing wood burning fireplace insert with stainless steel liner
Jolie Francis P + Lucy M	78 Indian Spring Rd	23-103M	Mechanical	11/16 /2023	Approved	set 1-500UG LP tank. Run approx 50' UG Gas main to plumber stub out

Safety, Rules, and Regulations - Bill Breslau

- General comment regarding the increase of insurance premiums and future planning
- Restates our need for good reserves and a continued low number of rental properties to ensure our ability to secure reasonable insurance
- With regards to any potential violations of lake rules and ordinances, Bill restates the order of actions as listed in our bylaws beginning with: a general letter to all residents, followed by a specific letter to the violator, then the Violator appears in person in front of the board to have the rule / fine explained explicitly before the board is able to impose any fine

Roads – Ray Bonneau

- No new complaints regarding roads
- Leaf gutter removal was completed by Labbe
- John has requested an estimate from Labbe for the leaf removal from gutters as well as from residents for next year

Communications - Phyllis Bonneau

- Dan's lack of emails may be due to a blocked account, Phyllis is testing it and asked Dan to check in his blocked email folder

Treasurer - Steve Leibowitz

- Steve acknowledges Bill's concern regarding insurance increases and puts forth number of \$2,500 in current increases from insurance (pending snow plowing)
- As yet miles has not returned any monies owed, John will follow up
- Steve will continue to monitor the budget, everything seems to be in good standings right now

New Business – Mike Moran

- Mike brings forth an email from the Houlihan's regarding the cutting of dead trees. Email was an FYI as the cutting of the trees has been agreed upon between the residents involved
- Mention of tree removal at the end of Indian Spring and a concern for those trees being within 125 ft of the water. This would be an Inlands/Wetlands concern as well as a concern for erosion. The board will look into the matter.
- Mike reports on a timeline set by NEACOG regarding a resident and a dog issue. NEACOG reported the resident was not home and Mike is still waiting to hear regarding the passed timelines. Board discusses alternative avenues to address the issue if NEACOG has not produced results. The avenues discussed include contacting Troop D and/or the trust responsible for the property and/or government/legislature. The board will continue to take this topic under advisement.

The next Board meeting is scheduled for January 3rd, 2024 @ 7:00 PM. to be chaired by the VP, John Barber

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 8:11 pm.**

