

October 5th, 2020 Witches Woods Tax District

Board of Directors Minutes

Due to the State of Connecticut social distancing recommendations for Corona virus 19, the Board held a Zoom virtual meeting which was recorded.

Members Present: Mike Moran, Tom Pandolfi, Sandy Pandolfi, Phyllis Bonneau, Ray Bonneau, Maggie Houlihan, Bill Breslau, John Barber and Glen Humes.

A Motion was Made, Seconded and Approved to Accept Last Month's Minutes. The vote was unanimous.

Reports of Committee Chairs:

Lake, Dam and Beaches – John Barber

- The lake drawdown will begin October 25 allowing homeowners to work on their waterfront. The lake than will rise naturally.
- Dam Inspection:
Based on the preliminary dam report a number of areas at the dam need to be cleared of brush and woody vegetation. Glen has organized a group to do this on Wednesday (October 7th) with a rain date of Thursday (October 8th). Jim Hutten has already done some cutting of overhanging trees. With input from Jim, I have marked the areas that need to be worked on with red ribbon. I asked Myles to cut the area of the dam before October 7 which will make it easier to work in that area.

In addition, the area around the telephone pole near Eric's house needs to be seeded. I have gotten Eric's permission to do this since

it may be on his land. Eric said he has already been unsuccessful in planting grass in that area.

The cattails near the spillway also have to be pulled. This may be easier to do after the lake has been lowered. These changes must all be done before the final dam inspection in November, after the lake has been lowered.

I have been periodically monitoring seepage areas along the downstream sides of dike (by the beach head) and the main dam; in particular, monitor seepage areas across from the house at the center of the main dam.

- Solitude Lake:

An Algae Bloom has been reported in the lake. It is particularly bad at the end of the cove. Solitude Lake Management is scheduled to survey the lake on Tuesday (October 6th).

We only want a treatment done if you don't think the problem will resolve itself naturally. We have been told by local experts that the warm water and particularly the lack of rain are the primary causes of the algae bloom we have. We have been told that the rain and somewhat cooler temperatures should greatly reduce our algae bloom. Local experts have said it is not recommended to treat a lake that is in an algae bloom because if the algae do contain cyanotoxins, treating them with an algaecide will break the cells open and spill out their contents into the water. Rather it is recommended to let nature take care of things over a week or two. As the algae decompose, they will sink to the bottom of the lake and the toxins will break down over time. We have already seen an improvement in the lake.

We do not want the lake to be treated on the same day as the survey for two reasons: A number of residents will be doing work in the lake

on 10/7 and 10/8 and we would prefer a treatment later. We got confirmation today that a treatment, if needed, will be done on Monday (10/12). Also, it would give us time to give residents advance notification of the treatment. If treatment is needed, as in previous years, Solitude will be bringing 20 or so notifications that we can put up around the lake.

As mentioned previously, we have asked Solitude to check near the cove for excessive vegetation as well as the area adjacent to the dam where water comes into Witches Woods Lake from Lake Bungee.

The late season survey does not generally involve a treatment but rather it's used to judge whether a treatment is needed the following summer.

Building, Zoning & Appeals – Ray Bonneau

- Permit # 20-233B was issued to Diane Meyer of 107 Crooked Trail Extension for replacement windows
- Permit 20-76M was issued to Jim Hutten of 555 Route 198 to install a generator.
- Work has started on the dry hydrant project. Trees have been removed.

Safety, Rules, and Regulations – Bill Breslau

- Bill and Ray walked the lake roads to determine where to place additional speed bumps. One homeowner expressed concern over the height of the bumps and the board agreed to work with the homeowner to ensure that the height would not impair her ability to drive her recreational vehicle over it without causing any damage.
- The catch basin near 123 and 125 Crooked Trail Extension is not working effectively.
- Bill has been working with Randi Chmura on the proposed new tax on lake owned properties. Randi met with the Town of Woodstock Tax Assessor who has agreed to provide us the necessary

information to enable us to prepare our application for review.

Roads – Tom Pandolfi:

John Albrecht will evaluate what corrective action needs to be done on the catch basin on Crooked Trail Road.

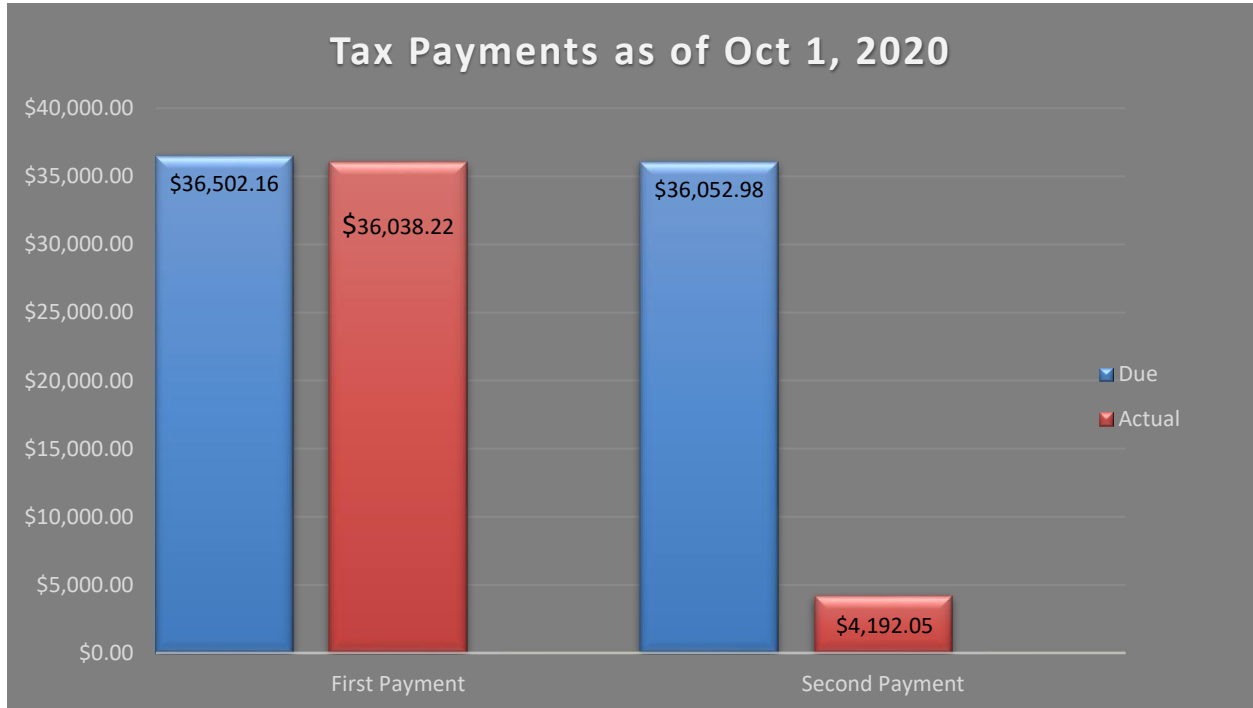
Communications – Phyllis Bonneau:

- Phyllis sent three email notifications to our homeowners. Two e-mails were information about the algae bloom that occurred in the lake. She also posted signage around the lake about recommended precautions. The third e-mail was a review of important dates for homeowners i.e. lake drawdown and leaf removal. Phyllis encourages all homeowners to sign up for the informational e-mails at our website www.lake.com.
- Phyllis, Tom and Sandy developed a new homeowner “Quick Look” reference page. We will include a copy of it to all homeowners with the Spring Newsletter.

Treasurer- Maggie Houlihan:

- The District continues to be in a healthy financial position with the following recent activity:
- (4) bill payments to:
 - ✓ Eversource (street lighting)
 - ✓ Full Myle Grounds (September snow plowing payment)
 - ✓ Travelers Insurance (crime policy for the Board of Directors)
 - ✓ John Barber (reimbursement for Phoenix Labs water testing for copper)
- (2) deposits into Operating Checking (tax collection)
- **Reversal** of the Maintenance Service Charge on Operating Checking (Putnam Bank error in August)

- The Reserve Fund CD earned \$29.07 in interest
- On 9/11, I responded to a request from the Town of Woodstock auditor, Mahoney Sabol & Company, for total tax collection and indebtedness of the District for fiscal year ending June 30, 2020 (additional information required for the town to issue bonds for bridge repairs).
- Mike reported for Fred Chmura, our tax collector. The extended first payment period due to the Governor's Executive Order ended on October 1, 2020. I am pleased to report that the tax collection was excellent. Actually, the on-time tax collections were better than usual for the first payment. As of this date 98.73% of the taxes due for the first payment have been paid. Only \$463.94 or 1.27% of the taxes due are outstanding from three taxpayers. \$4,192.05 or 11.63% of the second payment has already been paid.



The Next Board Meeting will be held on November 2nd, 2020 @

6:30PM.

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.*