

Witches Woods Tax District Board of Directors Minutes September 4th, 2024 6:30 pm

Members met in person at the home of Bill and Susan Breslau

Members Present: Mike Moran, Phyllis Bonneau, Ray Bonneau, Bill Breslau, John Barber, Tony Paradiso, 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.

Lake resident Grace Baril was given time in front of the board to bring forward to the members her concerns for the lake. Grace provided documents and minutes from her time on the board and expressed several concerns regarding the welfare of the lake including whether or not the rules and Covenants of the Lake District are sufficient and further are they being properly enforced. As an avid swimmer Grace is concerned that residents on the lake are contributing to the excessive growth of nuisance grasses in the lake, making it difficult for swimmers to safely enjoy laps in the lake. Beyond fertilizer use, Grace is concerned that residents are not respecting property lines and storm drainage/easement lines that should be free and clear of plantings and mulch that will clog the waterway. She stated the paved area on Crooked Trail is also of concern as she believes it contributes to the runoff and is in direct opposition to the recommendations in a prior lake engineering study. The Board thanked Grace for bringing these concerns forward, restating that we are only the current board members, all volunteers, but that with her help we would look to find previous records of the multiphase engineering study and take her concerns under advisement. Grace then chose to stay for the remainder of the meeting as an observer.

Reports of Committee Chairs:

Lake, Dam and Beaches - Dan Cammuso

- Solitude late season survey results are due back this week
- Emailed Rich Labbe regarding the toe drains and hand trimming the dam. They agreed that they will hand trim from here forward. Dan will follow up with Jim Hutton and let him know.

Building, Zoning & Appeals - Anna Barrasso

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EDMONSTON STEVEN P	33 Crooked Trail	24-221B	building	8/08/ 2024	Approved	Strip existing roofing shingles off of house and detached garage, install 6 feet of ice and water over eaves, paper, drip edge, starter, architectural shingles, ridge vent and cap. Install Cedar Impressions siding on most of the house, some regular siding, soffits and aluminum fascias
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STOCKDALE JOSHUA J + CARINA M	52 INDIAN SPRING RD	24-229B	building	8/12/ 2024	Approved	Remodel Bathroom with new electrical and plumbing fixtures, new sheetrock
MOON SUSAN LEVY + MOON CLIFFORD	41 INDIAN SPRING RD	24-80M	mechanical	8/28/ 2024	Approved	Install Heat pump air conditioning system
HICKS KATHLEEN L + KOCOA JEAN	1626 Rte 171	24-29P	Plumbing	8/29/ 2024	Approved	Installation of plumbing for 2 and a half bath home with 50 gal hybrid water heater

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Safety, Rules, and Regulations - Bill Breslau

- concerns brought to Bill's attention regarding swimmers without flotation devices and a speeding boat
- Bill spoke to swimmers / parents and will address the boater speeding next
- rentals bill will check the wording in our rules/covenants regarding airbnbs the issue of airbnbs have increased on like bungee of late
- bill will also check the laws / wording regarding Residential Properties

Roads – Ray Bonneau

- Ray will call John Albrecht to schedule two jobs in the Cove within the week
- Ray has been previously addressing ruts and potholes and the roads overall look great

Communications - Phyllis Bonneau

- Phyllis is looking for photos from the picnic she has already posted photos of the book parade onto the website
- Mike requests that Phyllis check the financial report tab on the website to make sure that all things there are in order
- the board engaged in a brief discussion about next year's picnic the need for subcommittee members as there are so many great ideas further Lisa Andrews is cooking up a Halloween themed activity stay tuned

Treasurer - Tony Paradiso

- in Tony's first official job as treasurer for the Lake District he provided a very thorough report
- Tony made all the necessary updates to the bank account and added both Tony and John Barber at signatures
- Tony paid a total of several bills totaling 22,783.66 the largest of which was an insurance payment at nearly \$20,000.
- Moved money around in the bank accounts to maximize interest earned amongst our five accounts and inquired as to why the district has five accounts. Tony was encouraged to talk to Fred Chmura regarding Municipal funds as he may be able to explain the specific
- There are five accounts currently hold a total of \$142,033.93 with two outstanding checks not yet cashed
- Board members participate in a discussion regarding liability and the disaster impact plan currently 6 years old that identifies Homes at risk if the dam were to break. Tony suggests looking at what the liability actually would consist of and balance it against the cost of insurance Jim Hutton has also offered to look into this angle of insurance liability

New Business – Mike Moran

- Mike had no new business to share but Vice President John Barber stepped forward with some follow-up information
- John explained that Eversource will not remove the trees that were brought to our attention at the annual meeting
- Currently Eversource is only working on uprooted trees or trees actively leaning on wires
- The board discusses trees that may need to be addressed volunteers agreed to walk and take inventory of tree concerns and report back in the upcoming meetings

The next Board meeting is scheduled for October 2nd, 2024 @ 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 8:11 pm.**