

March 12th, 2018 Witches Woods Tax District Board of Directors Flood & Erosion Control Board Meeting

Members present: Mike Moran, Sandy Pandolfi, Tom Pandolfi, Rande Chmura, Keith Pezzetti, Glen Humes, Steve Heath, and Dick Rupinski.

Guests: Fred Chmura

President Mike Moran called the meeting to order at 7:00 PM.

A Motion was Made, Seconded and Approved to accept last month's minutes.

Lake, Dam & Beach - Jim Hutten

- Jim received a request from Full Miles Ground to renew our contract for mowing at the same price as the last three years.

A Motion was Made to Accept the Full Miles Ground contract, Seconded and Approved.

- Jim met with the President of the Bungee Lake Association to review the information they have gathered in the event that they need to have their valve repaired or maintained. Jim feels that although the information is helpful, he and another Board Member are capable enough to perform the required greasing of our valve.
- Jim lead a discussion of the current lake water level. Our protocol is once the ice has melted, we will allow the water level to reach its normal depths. There are no plans to lower the lake and we will add sand to the beaches if needed due to erosion.

A Motion was Made to provide \$1,300 to the FY 2018-2019 Proposed Budget for the purchase of sand, Seconded and Approved.

Roads – Tom Pandolfi

- John Albrecht and Tom conducted a review of the roads since the winter snow and rains have taken their tolls. Once the roads dry out, John will begin to work on the potholes. There is one area in particular on Crooked Trail that may require extra work. Five years ago, we installed a fabric to minimize the washboard effect and it held up well, but it has only a five-year life expectancy.
- The Board will install a container of sand at the bottom of the hill on Crooked Trail. This should help home owners and commercial vehicles who may need emergency sand to get up the hill especially during ice storms. We do encourage everyone to use good judgement during ice storms as dirt roads do not absorb the heat from the sun. Once the ice melts, it freezes over and may take several days of warm weather to melt completely.

Building, Zoning & Appeals – Keith Pezzetti

- -Permit Number 18-24 has been taken out by John and Pam Barber of 69 Crooked Trail Extension for a bath remodel.
- A Certificate of Occupancy has been issued to Eileen Wolff of 123 Crooked Trail Extension.

Communications – Dick Rupinski

Nothing to report

Treasurer - Rande Chmura

- Our current financials are in good shape.
- Committee Chairs submitted their 2018-2019 Proposed Budgets which will be presented for discussion and approval at the Witches Woods Tax District Annual Meeting in May.

Rules, Ordinances and Safety – Steve Heath

- -As mentioned in last month's minutes, Steve and his committee have met to review some possible changes and reinforcement of our current Rules & Regulations and Covenants. These recommendations will be presented to the homeowners at the Witches Woods Tax District Annual Meeting in May 2018. Some of the items to be discussed are:
 1. Building and Land use
 2. Lake, Boating and Swimming
 3. Beaches
- Steve, Keith Pezzetti and Mike Moran are meeting with our First Selectman on March 18th to discuss the process of issuing permits and how the Witches Woods Lake District's Covenant's may impact the advancing work.
- Steve will provide some specifics where homeowners failed to notify the Witches Woods Board of proposed work that was not in accordance with our Building and Use restrictions. We will propose a Witches Woods Building and Use Permit form be supplied simultaneously by the town Building Department to whomever applies for a town permit. The Building Department will notify our Building and Permit Director for review and if necessary, Our Board will review the proposal to ensure that all site plans for new homes and major improvements meet with our Covenants and Restrictions.

Mike Moran – New Business

Keith Pezzetti has notified the Board of his intention to vacate his Building and Permit Chairperson position at the end of this fiscal year. Interested parties are asked to contact a Board Member who will then notify our Nominating Committee who will then present candidates at our Annual Meeting in May.

Next Board meeting will be April 9th, 2018.