

August 3, 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

- Karl Acimovic, our engineer, conducted a preliminary dam inspection on July 23rd. He suggested that we remove the cattails that have grown up at the dam. The final inspection is planned for November when the lake has been drawn down.
- Microbac Laboratories conducted an e-coli test in July and our results were way below the safety limit of 275. Our testing results were between 12-18. The water this year is one of the cleanest in recent years. They will retest in Mid-August.
- John is still waiting to hear back from the Town of Woodstock Inlands Wetlands regarding their letter to the DEEP asking them to provide any information available pertaining to the complaint against the homeowner of 119 Crooked Trail Extension over the use of unknown amounts of copper sulfate on her waterfront property. When John gets more information, he will pass it along to the Board.

- New home owner at 89 Crooked Trail Extension asked permission to remove a few trees by the water. John is going to take some pictures and discuss the removal with the Board.

Building, Zoning & Appeals – Ray Bonneau

- Permit # 23 163B was issued to Rachel Kulick of 96 Indian Spring Road to add a front entrance to their house.

Safety, Rules, and Regulations – Bill Breslau

- Dog leash safety signs for both beach areas have been ordered.
- Bill asked homeowners to maintain a safe distance to shore when swimming and if you are swimming the length of the lake please wear a float.

Roads – Tom Pandolfi:

- John Albrecht completing our road maintenance and clean out the culverts.
- Glen reported that he approached the homeowner at the corner of Crooked Trail Entrance off Route 171 about the possibility of removing a large tree that obscures the view of oncoming traffic. The homeowner does not want the tree removed at this time and we will defer to the homeowners decision.

A Motion was Made, Seconded and Approved to authorize Treasurer Margaret Houlihan to continue to use on-line banking for payment to Eversource and Full Myles Ground LLC. The vote was unanimous.

Communications – Phyllis Bonneau:

- Phyllis received an invoice from our webmaster for payment.

Treasurer- Maggie Houlihan:

- Attached (See the link from the Aug. Board Minutes) is the draft July financial report to kick off our new fiscal year FY2020-21; I will review the final report with Fred before issuing for publication. The District is in good financial standing with the following recent activity:

(4) bill payments:

- Eversource (street lighting)
- Full-Myles Grounds, LLC (1st snowplowing payment - July)
- Woodstock Tax Collector (property taxes for community beach on Indian Spring Road)
- Byrnes Agency (Public Entity Liability Insurance/E&O Policy)

(4) deposits into Operating Checking (tax collection)

Reserve Fund Certificate of Deposit earned \$29.96 in interest.

New Business - Mike Moran:

- Glen discussed reopening discussion with the Bungay Fire Department to install two dry fire hydrants. Ray Bonneau will contact the Fire Marshall to see what we need to proceed.
- The Witches Woods Tax District has been notified by the Town of Woodstock Tax Assessor's office of their intent to tax (7) properties owned by the Tax District that had previously been receiving a tax exempt status. They have determined that because we are a private lake, we should have not enjoyed a tax exempt status in the past. These properties include parcels of land, beaches, roads, drainage lots and lake. Below is the letter we received from the Town of Woodstock Tax Assessor's Office. (Please see link from the Board Minutes Page)

The Next Board Meeting will be held on September 14, 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.