

Witches Woods Tax District Board of Directors Minutes July 2nd, 2025, 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, Anna Barrasso, Bob Andrews. Shari McCarthy joined via Zoom at 7:30 pm. Guests present: Lisa Andrews, Grace Baril.

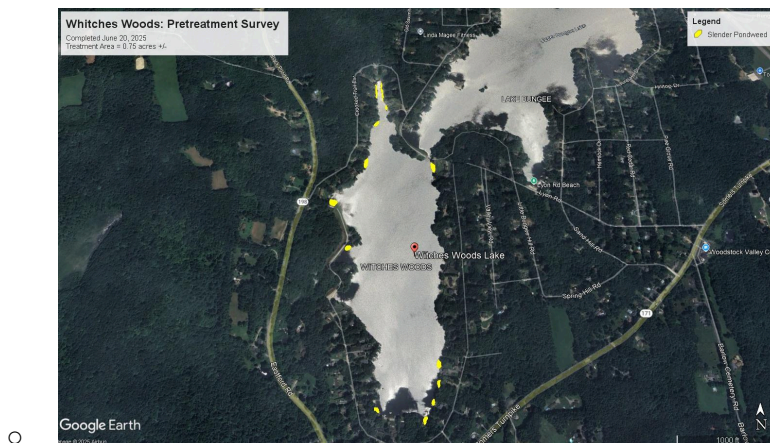
President Mike Moran opened the meeting. A motion was made and seconded to approve the board minutes from last month.

Guest Lisa Andrews shares that our 3rd annual party is on schedule for this Saturday, a porta-potty will be delivered to the Crooked Trail Beach area this Thursday, and will be picked up on Monday. Approximately 60 people have responded and will be attending.

Reports of Committee Chairs:

Lake, Dam, and Beaches - John Barber

- The dead tree on Indian Spring Road Beach was cut down safely
- Phosphorus Testing- Water samples were taken from the following lake locations. They were brought to Phoenix Laboratories in Manchester and tested for total phosphorus. Normal phosphorus levels in lake water generally fall below 0.03 mg/L (milligrams per liter) for total phosphorus. Higher levels can lead to increased growth of plants and algae. Only the north cove was over 0.03 mg/L.
 - North Cove 0.047 mg/L
 - Spillway from Lake Bunggee: 0.022 mg/L
 - South Cove: 0.016 mg/L
- John has received complaints regarding weeds in the lake and presents the following survey report dated June 20th from Solitude Lake management. The survey results indicate that the current growth is within normal limits, and the lake management company does not recommend treatment at this time. The following is a copy of the email sent to John:
 - Please see the attached survey map completed on June 20, 2025. This map shows the approximate locations where the invasive submerged Slender Pondweed was observed (current conditions may vary).



- Guest Grace Baril interrupts John at this point with concern regarding the cattails around her son Paul's dock, stating that there are many more here than on any other properties.
- John continues his report advocating for more frequent mowing in the area of Crooked Trail extension and an effort to avoid overgrowth in this area.
- Guest Grace Barrel continues to express her worry about the state of the weeds in the lake, the near shore weeds/cattails, fertilizers/phosphates in the lake, conflicts between her son and a neighbor, the watercourse along the side of her son's property, allegations regarding the paving project at the 'T' entrance to the lake of Rt 171, allegations regarding fines levied to her son, a petition she has brought forward to the board regarding water quality in the lake, the insurance that is part of the lakes budget each year, as well as concerns regarding culverts and 'phase 3' of a road project. In response to these concerns:
 - President Mike Moran assures Mrs Baril that the board is very conscientious about the state of the lake. He further explains that each property on the lake contains a drainage easement that belongs to the district.
 - Bill Bresleau explains that there is nothing in the original Covenant barring fertilizers, but rather similar language to what is present today as a set of rules. He further tries to explain that healthy lakes have native plants whose roots pull chemicals out of the lake, such as the plants present between two properties. As the head of the Safety Committee, Bill continues to explain the importance of the insurance that the lake holds to protect homeowners' interests and protect the whole lake community against liability should anyone be hurt anywhere on the property.
 - John also volunteers to look into the impact independent professional lawn treatment may have on lake health. Tony states it is important that any professional opinion takes into account the fact that most of our water comes from Lake Bungee. Again, the board discusses the options available to levy fines, which, when not paid, can be attached to taxes, and if these are not paid, can lead to a lien on the property.
 - After nearly an hour-long discussion, Tony addresses Grace, stating that this discussion is very circular, and it is clear that no resolution will be had today. He indicates that the Board needs to move forward with the scheduled agenda for the evening.
 - President Mike Moran promises Grace a written response to her various concerns. He states he will draft one for the board to review and send it along to her as soon as each of the members has a chance to give feedback. He states it is of utmost importance that the information in the response be factually correct and reflective of the board member's views. He further thanks Grace for her obvious passion in maintaining a healthy lake community.

Building, Zoning & Appeals - Anna Barrasso

Name	Address	Permit	Type	Date	Status	Description
MCKISSICK BENJAMIN R + EMILY C	64 Crooked Trail	25-173B	Building	6/5/2025	Approved	Build new deck per attached plans. + Replace (2) entry doors
MCKISSICK BENJAMIN R + EMILY C	64 Crooked Trail	25-172P	Zoning	6/2/2025		Build new 12' x 30' deck attached to house
EVERHART SYDNEY ERIN +	55 INDIAN SPRING RD	25-186B	Building	6/23/2025	Approved	Strip and reroof 21 squares. Please see attached contract for full scope of work
DONNELL STEPHEN G + RACHEL S	44 INDIAN SPRING RD	25-81M	Electrical/M	6/25/2025	Approved	Install 2-120 Gallon Propane Tanks at right side of house. • All gas piping, pipe nipples, pipe fittings, pipe supports, full port gas ball valve w/pressure tap & general installation materials • Install approximately 15 ft of underground gas line from the tanks to the generator. • Extend the existing gas line you have now for your fireplace, and connect to the new propane tanks. • Put gas line under pressure for inspection

Safety, Rules, and Regulations - Bill Breslau

- James Hutten has advised/worked with Sandeep's organization, which will acquire private event insurance that will cover the crew and the location of the concert on our district properties. It is noted again that this concert is not sponsored by the board or the Lake District.
- Reminder regarding boat stickers: any boat with a motor should have an orange 2026 sticker affixed to the hull. Paddle boats require a Witches Woods sticker that can be obtained from Phyllis.
- Reminder for swimmers to wear a flotation bubble when swimming outside of the swimming areas

Roads – Ray Bonneau

- An invoice from J Albrecht was received for the road grading work done on Indian Spring Road and Crooked Trail Extension.
- John Albrecht is coming back to complete the grading of Crooked Trail and in the next few weeks, will also fix the broken culvert on Crooked Trail Extension.

Communications - Phyllis Bonneau

- The website now contains a lost and found page.

Treasurer - Tony Paradiso

- The new board members will need to update the signature cards at the bank. The bank is requiring a document signed by the secretary/clerk that attests to the new members on the board.

New Business – Mike Moran

- Mike will work on a written response to Grace's list of concerns and share it with the board members before sending it to Mrs Baril.

The next Board meeting is scheduled for August 6th, 2025, @ 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 before the meeting so it may be added to the agenda for an allotted time after the regular monthly meeting business has been conducted. Out of respect for the volunteers on the Board, the time given for such matters will not exceed 10 minutes unless previously agreed upon by the Board members.

**A Motion was made, seconded and approved to adjourn the meeting.
The vote was unanimous. Meeting adjourned at 8:24 pm.**