

Witches Woods Tax District Board of Directors Minutes July 6th, 2022 6:30 pm

Members met in person at the home of Steve and Laurel Leibowitz

Members Present: Mike Moran, Phyllis Bonneau, Ray Bonneau, Maggie Houlihan, Bill Breslau, John Barber, Steve Leibowitz, Shari McCarthy and Rob Hannigan.

President Mike Moran opened the meeting. A motion was made and seconded to approve board minutes from last month. The annual meeting minutes are in draft form and open to comments from board members.

Reports of Committee Chairs:

Lake, Dam and Beaches - John Barber

- Corner of crooked Trail extension will be weed whacked twice a year for \$40, at same time that Myles does the embankment
- After the embankment is cut Ray will check the valve that was leaking, the sticks that were caught may have been freed already
- John will ask Myles to check on the growth on the path to the Indian Spring Road beach.
- John spoke to Xavier Torres (Asplundh) regarding the tree on Dick Fontaine's property, he has not been back yet
- Solitude Lake eval in early July and a treatment date to be announced
- Lake will purchase two small buoy markers for potential rocks at risk near Mike's house and one near Rob's
- Eversource is waiting for 3 residents to respond regarding tree trimming
- Boating regulations: currently three boats on the lake that have not submitted current registrations

Building, Zoning & Appeals - Ray Bonneau

- 132 Indian Spring Road 22-3 6 e stand by generator
- 5 crooked Trail extension 22-1 48b new roof and shingles

Safety, Rules, and Regulations - Bill Breslau

- In response to for sale signs going up along the lake, realtors currently do not have updated covenants he suggests sending it to current listing agents and title companies
- Future potential tax assessment issues for several parcels of land owned by the lake, Bill suggests we properly document our argument and resolution for it to be useful in the future if needed.
- Bill spoke with Mike and Vicky in the Cove, Mike is willing to help on a committee, Bill recommended he join Rob on roads

Roads – Rob Hannigan

- Asphalt looks promising and will help out a lot. Debris and water seems to be diverting to the correct location. Riprap and catch basin on the northside were an addition. Spencer spent a good deal of time on grading the road and did a great job using the correct equipment. His

company may be useful in the future for road grading. Entire project was secured at a huge discount price.

- Maggie thanked Rob for his work and agrees things look good. The heavy rain helped to see that things were well planned.
- Albrecht owes the association a road grading. Mike proposes waiting until spring, currently not enough material to crown and grade appropriately. The patches put in place by Rob seem to be very helpful, Albrecht can spend time on the speed bumps (\$500 a piece x4) near speedways but taking into account catch basins so that they are useful in directing/ deflecting water. We will need signage for said speed bumps.
- Mike suggested an outside engineering console to help guide the board and have it as a reference point in further spending.
- Question regarding graffiti: Mike will email Bungee again regarding both the graffiti and the tree in Dr. Hennigan's property.

Communications - Phyllis Bonneau

- Posted on website and created signs regarding paving, no one replied with any questions/concerns
- Will send a blast regarding Solitude treatment when John has received a specific date from the company

Treasurer - Steve Leibowitz

- Under budget for last fiscal year
- Bills still out for insurance Rob and roads, lawyer, etc
- We are in strong financial condition
- P Willis bill is over original amount due to cost of asphalt escalating since the initial quote

New Business – Mike Moran

- Speaking for Katie: Bills went out
- It is necessary for her to invoice Steve monthly
- She's all set with stamps envelopes etcetera and she has access to our new PO box

The next Board meeting is scheduled for August 3th, 2022 @ 5:30 PM at Steven and Laurel Leibowitz home. In lieu of the canceled holiday meeting/party, the board will meet and share a potluck dinner as part of this meeting.

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 8:08 pm.