

# Witches Woods Tax District Board of Directors Minutes February 2nd, 2022 7:00pm

## Members met via zoom

**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 at 7:01.

Motion to approve the minutes from the last meeting was made and seconded.

## Reports of Committee Chairs:

### Lake, Dam and Beaches - John Barber

- John expresses concern regarding the road treatment which contains salt and has the potential threat of seepage into the lake and wells.
- Salt/sand mixture has apparently been used for as long as Myles has been plowing the roads (since 2015), straight sand though less costly is harder to acquire and less effective.
- It was the general consensus of the board that the amount of salt used on the roads was not a concern. John will form a group to research, test and monitor.
- Lake level is scheduled to be brought up a little and be set for the spring thaw.
- Contract with Solitude is due to be renewed, John consulted with Jim Hutton and Bill Wagner. The recommendation is to stay with Solitude, the main contact person Paul Conte has been excellent. The cost increase is roughly 7% or about \$300. It is a three year contract.

### Building, Zoning & Appeals - Ray Bonneau

- CNG Holdings, 111 Indian Spring Rd, kitchen/bath/deck remodel, 21-377B, 12/22/21
- Sydney Eckhart, 55 Indian Spring Rd, woodstove, 21-363B, 12/08/21
- John and Chris Latour, 73 Crooked Trail, oil burner replacement, 21-145M, 12/09/21

### Safety, Rules, and Regulations - Bill Breslau

- Driveway ordinance wording recently shared with the board, Bill suggests reviewing it and commenting at the next board meeting.
- Current no trespassing signs seem adequate at the beaches.

### Roads – Rob Hannigan

- French River delivered materials for a patch repair of Indian Spring and Crooked Trail. Though not the ideal time, Rob believed it to be necessary and spread the delivered material himself so that residents would not have to deal with potholes until the spring.
- Mike suggests we budget to allow for this spending annually in the future. Mike further explained the monies are there, just need to be spent in the appropriated fiscal year so it will need to be brought to the homeowners as the same amount of money was spent, just because of billing/date of work completion it ended up in the same fiscal year.
- Bill brought forward that his neighbor has offered the use of his small loader for spreading any further gravel.

- Steve brought up not losing focus on the speed bumps in April/May as thawing/regrading occurs. Rob will further look into who will put the speed bumps in (John A completed speed bumps on Crooked Trail Extension, two other possible contractors are Myles and Spink). He will also research the construction material of the bumps and their location so as not to interfere with drainage.
- Road to the dry hydrant needs to be cleared during snow storms, Rob will also discuss with Myles about plowing but not pushing gravel/road material into the lake.

#### **Communications - Phyllis Bonneau**

- Website is up to date!

#### **Treasurer - Steve Leibowitz**

- Taxes collected, we are right on budget
- Delinquent taxes have all been resolved!

#### **New Business – Mike Moran**

- Assessment changes for board of appeals under Act 490, last year the appeal was approved on the basis of inequity. This year we were assessed again for all the same properties as were all the other lakes in Woodstock, therefore we do not have grounds for appeal. However, classification changed and the value went down 60% drastically reducing the assessment on the lake and roads. Recommendation is to accept the assessment and budget the \$600 rather than appeal.
- Budget preparation warrants a serious discussion next month (March), draft budget for the April meeting will be handled by Steve and the directors. Steve will get together a preliminary list in the next few weeks.
- Discussion re: public safety concerns and residents in need of mental health services. Mike will reach out to Troop D regarding steps/procedures.

**The next Board meeting is scheduled for March 2nd, 2022 @ 7:00 PM, location TBD.**

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 8:21 pm.**