

Witches Woods Tax District Board of Directors Minutes August 6th, 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, Shari McCarthy, Anna Barrasso, Bob Andrews. Guests Fred Chmura (incoming tax collector) and Grace Baril, resident

President Mike Moran opened the meeting at 6:43, as one member was running late. A motion was made and seconded to approve the board minutes from last month. He continued to lay out the agenda and the rules to be followed based on acceptable practice for municipal boards. The board will conduct their scheduled agenda meeting first and then allocate a specific period of time for guest speakers..

Mike Moran opens the floor to Fred tomorrow as our acting tax collector. Fred has agreed to join the group this evening to bring us up to speed on his progress in taking over for our exiting tax collector. Fred reports that he met with Katie at the end of June. He needed to acquire a new vendor login. He explained that because of the multiple referendums required by the town, there was a delay in filing our bills. However, he personally stuffed and sent them all out on June 29th, and therefore they were received by July 1. As of this date, we averaged 90.656% paid taxes. As a group, the board examines outstanding taxes and Fred's efforts to collect said taxes. Board members thanked Fred for his work thus far. Tony and Fred have met and discussed the accounting portion and Tony will pay Fred quarterly, per Fred's request.

Reports of Committee Chairs:

Lake, Dam and Beaches - John Barber

- The dam inspection is scheduled for 8/12 at 10:00 a.m. It may require us to clear areas near the dam and the spillway. Thus far, Labee Lawn Care has been doing a good job maintaining the area. Any work that is required secondary to the inspection must be completed within a year
- The Crooked Trail Extension/198 intersection is to be cleared three times a year to improve the visibility secondary to residents concerned.
- Solitude has a lake treatment conducted on July 23rd, as voted on by the board last month.
- Elevated levels of E coli in Lake Bungee caused our beaches to be closed for 3 to 4 days. Our E coli test came back clear, and regular recreation was resumed
- The boat launch padlock was replaced, but the code has remained the same.
- Extensive research was conducted regarding fertilizers and their effect on lakes. A series of recommendations has been compiled to be sent via email blast and remain part of our yearly recommendations. The primary recommendation is to avoid fertilizing during July and August, as grass is mostly dormant at this time. Thus, fertilizer is not necessary. Once the final wording is complete, the recommendation will be sent via email blast to the residents at the beginning of August.
- Phyllis suggests that we contact Bungee to make sure that they understand this recommendation from local experts. John agrees to contact Jose to spread the word.

- A discussion is held regarding the results of the lake treatment. A reduction in slender pond weed has been noted by Mike in several areas. Mike and John will check the remaining area of concern, which is the district-owned drainage easement on Crooked Trail, between the property owned by Lebowitz and Baril.

Building, Zoning & Appeals - Anna Barrasso

- Mike asked Anna if she can see the Wetland permits. A discussion ensues, Anna will check/call to follow up on wetlands

Pawel and Jeanette Rybski	41 Crooked Trail	25-222B	Building	7/16/2025	Approved	Deck replacement
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Safety, Rules, and Regulations - Bill Breslau

- Bill brings forward concerns raised by some residents:
 - Pontoon boats have been reported to be too close to kayaks, a reminder that kayaks have the right-of-way.
 - Pontoon boats operating after dusk without lights on.
 - Gail Nolan has volunteered to be part of a Safety Sub Committee. Bill Breslow recommends Bob Andrews head up the subcommittee based on his job experience.
 - It is suggested to review boating rules with all people with registered boats before the beginning of the season.
 - There's a further suggestion to place the lake rules in the hands of the Realtors to make sure that owners and renters are aware of the boating rules.
 - Bob has agreed to be the contact person. Bill will advise Bob regarding protocols and procedures for subcommittee meetings.

Roads – Ray Bonneau

- Spoke with John Albrecht, who intends to clean the overflow/pond area on Crooked Trail extension, the area owned by Windham Land Trust, this week. He will notify residents and the fire department when he intends to actually replace the pipe, as it may require closing the road for a short period of time.
- TruAx has scheduled the cleaning of the 21 catch basins for August

Communications - Phyllis Bonneau

- Lost and found tubes at Indian Spring Beach.
- Phyllis will print the rules and the ordinance to give to new residents

Treasurer - Tony Paradiso

- Currently status quo is maintained, and the earnings are reported. It has been smooth working with Fred and the bank.
- Bob produces receipts for the picnic from Lisa Andrews

New Business – Mike Moran

- Mike brings forward the issue related to our Lake paying taxes to the town of Woodstock and wants to investigate it as an equity issue. He believes we are currently taxed on our roads and the lake, and wants to confirm that this is also true for Bungee and Quasset Lake
- Fred suggests checking this when the grand list is filed

Mike opens the floor to Grace after clarifying that, according to standing meeting rules, she has a time frame of 10 minutes, out of respect for the volunteers on this board and their time. Grace thanks the board for the July-August fertilizer ban wording that will be sent to residents. She asked the board to please talk to Paul Baril and Steve Lebowitz, as neighbors of the area of concern regarding weed growth. The board members ask for contact information for Paul to be able to notify him when they want to come and view the easement.. Grace asks that the board members contact her, not Paul. She then inquires about Phase 3 of the road culvert plan from the engineering study previously conducted here on the lake. She asks that Paul be considered for the work that needs to be done to complete phase 3.

The next Board meeting is scheduled for September 3rd, 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 7:55 pm.**