

# Witches Woods Tax District Board of Directors Minutes May 7th, 2025 6:30 pm

**Members met in person at the home of Bob Andrews.**

**Members Present:** Mike Moran, Phyllis Bonneau, Ray Bonneau, Bill Breslau, John Barber, Tony Paradiso, Anna Barrasso, and Bob Andrews.

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

## Reports of Committee Chairs:

### Lake, Dam and Beaches - John Barber

- Received a quote from the testing company
- Some complaints about the lack of notice for the rise in the water level of the lake, making putting in the docks difficult. Bungay opened the valve without notice. We typically open the valve twice a year. For future years, we need to reach out to volunteers and plan to give 2 weeks' notice to residents before opening the valve.

### Building, Zoning & Appeals - Anna Barrasso

- Update on new permits:

Name	Address	Permit	Type	Date	Status	Description
MIROSHNICHENKO RAISA V	50 Crooked Trail	25-41E	Electrical	4/9/2025	Approved	Installing production meter

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

- Reviewed safety rules: need a town permit for brush burning
- Discussed herbicide/pesticide use by residents on the lake, board to verify state laws, but discussed how companies such as Trugreen are subject to state environmental regulations. Bill requested MSDS from the company.
- Discussed dog leash regulation. So far this year, there have been no altercations.

### Roads – Ray Bonneau

- Will clarify areas for partial grading with John Albrecht
- Budget for complete grading at the end of the season, depending on the state of the roads
- Labbe Lawncare won the bid to snowplow the roads, mow, and leaf pick up

### Communications - Phyllis Bonneau

- Annual meeting notice sent out by mail, email blast, and posts around the lake

### Treasurer - Tony Paradiso

- All as expected in monthly budget
- Cost for 4th July picnic to budget

Proposed budget:

- Reviewed rules for assigned/unassigned capital with Fred Chumurra
- Will maintain a rule of 50% of the year's budget above projected operating expenses to act as a "buffer" against unexpected operating costs
- Cash comes in twice a year, but operating expenses occur throughout the year. Projected cash flow estimates indicate that cash on hand will not decline below the desired 50% level. Tony will organize the budget with the correct accounting entry labels
- 2-year healthy cash flow, cash out is always lower than cash in, expenses have been relatively spread out throughout the year
- The last 2 years, the budget has had surpluses, so Tony proposed lowering the mill rate to 2.2
- There was a debate among the board members about keeping enough reserve funds to cover emergencies and unforeseen costs. Also, to have funds for capital projects. There was a reminder that there needs to be a dam inspection this year. The inspection will occur several times during the year at different water levels. Inspection can incur unknown costs.
- Motion to approve the budget.
- Motion passed

**New Business – Mike Moran**

- SanDeep Das discussed the possibility of the concert on the lake on August 9th. Will propose it to residents at the annual meeting.

**The next Board meeting is scheduled for June 4th, 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 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 8:30 pm.**