

February 1, 2021 Witches Woods Tax District

Board of Directors Minutes

Due to the State of Connecticut social distancing recommendations for Corona virus 19, the Board held a Zoom virtual meeting which was recorded.

Members Present: Mike Moran, Tom Pandolfi, Sandy Pandolfi, Phyllis Bonneau, Ray Bonneau, Maggie Houlihan, Bill Breslau and John Barber.

President Mike Moran opened the meeting.

A Motion was Made, Seconded and Approved to Accept Last Month's Minutes. The vote was unanimous.

Reports of Committee Chairs:

Lake, Dam and Beaches - John Barber

- Lake Sluice Gate/Valve Evaluation

The board is in favor of having the lake valve/sluice gate inspected. John will find out when Bungee plans to have their valve/sluice gate inspection completed and he will notify the board. Glen will send John a copy of the construction plans for our valve, which John will share with the Rodney Hunt Company.

Dennis Comprone of Bungee Lake did not have any specific details as to what the Rodney Hunt Company from Orange, MA does in evaluating lake sluice gates/valves. He did however have Rob Kibler from the company contact me. I asked Rob to provide me as much detail as possible regarding the valve check and the

following email is the information he sent to me yesterday:

“The Rodney Hunt Company was founded in 1840 and they are about an hour and a half by car to Woodstock. They appear to have sales reps throughout the country

<https://www.rodneyhunt.com/find-a-rep/>.

John, Your gate is only about 12 years old and since you're not having problems we probably would not consider a service call necessary. Since we are going to have a rep at Lake Bungee anyway and can add Witches Wood cost effectively, it makes sense. Personnel may not be the same and if even the same people are still in place, they may not have received any real instruction on maintenance, something we can correct.

Exactly what can be accomplished depends on what access there is. Many times inspections have to be done with the gate underwater so the condition of the gate has to be inferred more than verified.

Starting at the top, the inspector will check out the lift mechanism for backlash and for excessive play in the system. He'll check for the stop collar being set properly. Moving down, the fasteners for the wall bracket and stem guide will be checked for tightness, the stem will be checked for being plumb. Stem threads can be evaluated where they extend above the top of the hoist. If the gate can be moved at all based on operational constraints, we'd verify free movement. If it can be operated through a range we'd do that.

Provided the gate can be accessed we'd inspect the wedges, seals and seat facing. Ideally, the gate would be out of water but for small dams during drawdown periods, access is most often to only

the top half of the gate.

The gate itself doesn't require any lubrication. The stem threads should be lubricated as a routine maintenance item and the hoist may require a few pumps from a grease gun. Proper greasing of the stem threads requires the gate to be open. Otherwise the threads are hidden inside the pedestal.”

I have re-confirmed the quote Bungee got was for \$1,600, but if we have our gates simultaneously inspected, it would be \$800.00 each. I asked Dennis Comprone if Bungee knew of any other companies that performed this service and he said they did not know anyone else who did this type of inspection. I found a few places that might do a similar inspection of sluice gates listed below. However, they are from Troy, PA, Greenwich, NY and Lockport, NY. I am not sure they would travel this far.

My opinion is that we should take advantage of the 2 for 1 pricing from the Rodney Hunt Company. They are experienced and although I know nothing about sluice valves their evaluation seems to be detailed. The Board agreed to wait until we have a date for the inspection to make any motions and based on the date, determine how it would be paid.

- The Bungay Fire Department received the strainer and fillings for the installation of the dry hydrant at Huttings Beach. The cost to us is \$607.97
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Building, Zoning & Appeals - Ray Bonneau

- No new permits to report.
- Sandy Pandolfi did some research on beaver trappers in the area and contacted Fred Rich with the Connecticut Trappers Association. They will trap beavers at no cost and as soon as the

weather permits access to the beaver location, Mr. Rich will come and look at what can be done. The beavers are relatively inactive this time of the year with the ice on the lake and we have until the end of March to have them trapped. If Mr. Rich can trap the beavers for us, it will save the district three thousand dollars. Should Mr. Rich be unable to trap the beavers for us, Ray has another trapper who may be available.

Safety, Rules, and Regulations - Bill Breslau

- Bill is still working on drafting some language that will address acceptable signage for the Lake District. He intends to present something to the homeowners at the 2021 Annual Witches Woods Tax District meeting.

Roads - Tom Pandolfi:

- Tom had nothing new to report.
- Mike opened discussion for the dip in the road entrance from Route 171. Tom stated that there is no damage to the drainage pipe that runs underneath it and he does not think we can cost justify having someone come and fill in the depression with asphalt. If someone is having their driveway redone or patched, perhaps we could get the company to put in a patch for us. It's not likely that someone would make a special trip for such a small job.

Communications - Phyllis Bonneau:

- Phyllis had nothing new to report.

Treasurer - Maggie Houlihan:

- Mike, Maggie and Bill continue to work with the Town Of Woodstock Assessor about the proposed new assessment on our

lake roads, open land and the lake itself. The additional cost to the homeowners is approximately \$2400 dollars a year but we are continuing to get clarification on several points that may affect the assessment.

- Attached is the January 2021 Financial Report for your review. The District is in excellent fiscal health with (4) deposits from Tax Collection and (5) bill payments to:
 - ✓ Eversource (street lighting)
 - ✓ Full Myle Grounds (January snow plowing payment)
 - ✓ Stonebridge Press (Taxes due notice in Woodstock Villager)
 - ✓ Maggie Houlihan (Reimbursement – stamps)
 - ✓ Hart’s Tree Service (3 trees removed on Crooked Trail/Ext – Capital Funds)
 - ✓ We also had a refund from an auto payment to Full Myle Grounds for the October snowplowing payment. The check issued in October was never cashed and when Myles Racine tried to cash the check on January 14, the bank cancelled the check. This refund “appears” to cancel the January snowplowing payment which was issued on schedule. An additional payment was submitted to Full Myle Grounds in February to replace the October payment.
 - ✓ The Reserve Fund Certificate of Deposit earned \$28.31 in interest. I am happy to answer any questions at our next scheduled meeting tomorrow evening.

- **A Motion was Made, Seconded and Approved for the Board to file an Appeal with the Town Assessor. The vote was unanimous.**

The Next Zoom Board Meeting will be held on March 1st, 2021 @ 6:30PM.

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.*