

Witches Woods Tax District Board of Directors Minutes January 4th, 2023 6:30 pm

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

Members Present: Phyllis Bonneau, Ray

Bonneau, Maggie Houlihan, Bill Breslau, John Barber, Steve Leibowitz, Shari McCarthy, Kate Rogale.

Vice President Maggie Houlihan opened the meeting. A motion was made and seconded to approve board minutes from last month. The board was joined by Katie Rogale as the new tax collector for the district. Katie wanted to bring the board up to date and explain that she will be in Florida for the next two months. She stated she will get out any late tax letters before she leaves and requests someone check the PO Box in her absence and mail her anything so that she can log it. (Mike and Steve have both offered to check the PO box) The hope is that most of the money is collected prior to her leaving and she will be back in time for any lien process if necessary. Phyllis will send an email blast regarding tax collection and notices will be posted on the trees/boards as usual.

Reports of Committee Chairs:

Lake, Dam and Beaches - John Barber

- A tree is down near 43 Crooked Trail Extension. John asked the board if we wanted Myles to remove it. The board votes to wait and see if anyone wants the wood, it is not blocking the road
- Solitude agreed to send the annual report for free, they have come forward and said that their customer service was not satisfactory this past year. We have two years left on the contract. The Solitude report was sent to Phyllis to post on the website
- John will continue to research a secondary water quality company just in case and connect with Bungee.
- A discussion regarding the state of 119 Crooked Trail extension and a review of The Declaration, Article 2 G and H. Does the property rise to the condition of blight? Discussion regarding a possible letter sent including offers for removal. Maggie offers to draft a letter.

Building, Zoning & Appeals - Ray Bonneau

- Gail Nolan 109 crooked Trail extension Propane tank and line to pool and fireplace 22-131 m December 14th

Safety, Rules, and Regulations - Bill Breslau

- Bill checked with Troop D regarding reports about any criminal activity. He was told there is no heightened risk in our area, the website reports Woodstock as a safe community
- Discussion regarding a possible webblast reminding neighbors about watchfulness being our 'special power' here in Witches Woods as some of the snowbirds leave for warmer areas... keep an eye on your neighbor's property!

Roads – Rob Hannigan

- Gail Nolan's request regarding leaf pickup is read to the board, tabled for consideration when we plan next year's leaf removal
- Email from homeowner regarding plowing is read including Mike's response to the homeowner, taken into consideration.

Communications - Phyllis Bonneau

- Beaver Trapper needs more information to better look for and determine where the beavers are actually living
- A few email address updates have come through, still need more from our residents

Treasurer - Steve Leibowitz

- No collections
- Paid the leaf bill
- 98,766 in the bank 34,000 in reserve
- Motion made and seconded after discussion regarding rolling monies from the current 3-month CD into a 6 month CD at 1.98%

New Business – Maggie Houlihan

- Regarding the Bungee dam graffiti, Bungee is investing in a Sherman Williams marine grade paint which will be applied to the dam after the dam is repointed. This will allow any future graffiti to be removed with soap and water.
- Both Lake Associations are in agreement that lights are not the answer
- Bungee is looking into trail cameras and the legality of using them
- A message from Mike regarding 80 Spring Hill on the corner of Valley View: this property is indeed in our tax district and has been recoded by the assessor, the lawyer is handling the next steps

**** The members neglected to set a date for the next meeting at the close of this meeting. A date was later confirmed via email to be scheduled for February 1st, 2023 @ 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 7:38 pm.