

Witches Woods Tax District Board of Directors Minutes December 7th, 2022 6:30 pm

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

Members Present: Mike Moran, Maggie Houlihan, John Barber, Steve Leibowitz, Shari McCarthy and Bill Breslau (Bill joined via zoom).

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

Reports of Committee Chairs:

Lake, Dam and Beaches - John Barber

- Lake level has been a challenge. Bungee is changing the valve frequently (trying to remove the muck from their beaches) but has been good about advising so Eric can open our valve. Current level is a little high.
- Solitude has changed policies and now wants to charge an additional \$500 for an annual report. In the past Paul Conte who has left the company, would provide us with a detailed, multiple page typed report. This year when a report was requested, the company actually sent a photo of 1/2 page of hand notes from a spiral notebook. For this reason the board is entertaining looking at another company for these services. Bungee is also interested in looking at a company called Pond Connection. More information as it is available.

Building, Zoning & Appeals - Ray Bonneau

- Submitted via email by Phyllis
- Dena Coccozza O'Hara, 41 Crooked Trail Ext., 22-92E, 11/08/22, 14 KW Generac generator and Auto transfer switch

Safety, Rules, and Regulations - Bill Breslau

- Dock removal went well thanks to many volunteers, short work, hopefully will be done in reverse in the spring
- Bill will contact NEACOG regarding any remedial action regarding aggressive dogs
- Bill further recommends that for the general safety of the association, in a fashion similar to an HOA, we consider obtaining and posting an annual report from the local State Police Troop D regarding crime, etc in the area

Roads – Rob Hannigan

- In Rob's absence, Mike read a message forwarded to him by Rob.
- Leaves: Leaf pick up was scheduled for two pickups this year, to accommodate homeowners. First pick up scheduled starting on November 1st and the second November 21st. The second pick up was delayed due to equipment breakdown giving homeowners added time to get their leaves curbside. Leaf pick up resumed and was completed on November 28th. The weather cooperated and the leaves were picked up before any ice or snow arrived.
- Myles has submitted his invoice for completing the leaf pick up. Total amount of \$2,961.25. I am curious what last year's bill was for one scheduled pick up. Steve supplied the amount from last

year's leaf pickup and the total charge was not significantly different, the change was attributed to a second ditch cleanout and an increased fuel surcharge

- Roads: John Albrecht has submitted an invoice for the amount of \$1840.00 for road process and grading work done in September on Crooked Trail Extension. Invoice also includes resetting the boulders (\$110.00) that were slumping down the bank at Kovicinny Beach parking area as well as a load of process intended for the speed bumps. Unfortunately that load of process, currently by the shed on Indian Spring, has too much stone and not enough aggregate to bind it together for the speed bumps. Speed bumps created with this material would just break apart. This load of process will be nice to have on hand for road repairs.
- Rob reached out to John to see if this year is still an option for installing the speed bumps. At this point maybe we just wait until spring time and the correct materials.

Communications - Phyllis Bonneau

- Phyllis submitted this report via email:
- Status quo- nothing new to report.

Treasurer - Steve Leibowitz

- Big expenses paid out this month for solitude, mowing/snow plowing, leaf removal
- expecting more money coming in in taxes
- Katie fixed tax payment address are all set
- add for taxes submitted
- Katie plans to attend the January meeting

New Business – Mike Moran

- Mike brings forward information that Katie found regarding property on Valley View / Spring Hill that was incorrectly considered part of Bungee's Tax District but may actually be part of the Witches Woods Tax District.
- Mike offers information that when the association became a Tax District about 6 houses on 171 opted out but it appears the house on Valley View may actually be in our Tax District and the District is consulting a lawyer on the ability to collect back taxes if due to a coding error on the part of the Assessor's Office
- The board spent some time reviewing available documents and records. Mike is going to follow up with the lawyer, continue to research this and bring information back to the board.

The next Board meeting is scheduled for January 4 th, 2023 @ 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. Meeting adjourned at 7:58 pm.**