

April 5, 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, Glen Humes, 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

- Dam Inspection

Last week, I asked Karl Acimovic if we had to apply for an extension for our Dam Report since it was past the deadline date of March 15th. The following was his response.

The due date is March 15th, but, no, we do not need to apply for an extension. The DEEP gives fair leeway for submitting the reports, especially in a case like this where the inspection was performed on time (in 2020), and we had a substantive last minute addition. We are finishing things up and should have a final draft over to you for review within the next week.

- Crooked Trail Beach

Glen will organize a group to put new beach sand on the Crooked Trail beach. He recommends 10 yards of new beach sand. He will call John Albrecht for pricing. He recommends having the sand delivered around May 1st.

- Indian Spring Beach

The following information was provided to residents adjacent to the Indian Spring Beach some of whom had serious objections to the project.

The following is a first cut at a plan for preparing the beach. Although the crushed stone driveway must stay in place in order to have fire truck access to the water, there are parts of the driveway that can be overlaid with beach sand. **Please refer to the drawing at the bottom of this document.**

Item 1 on the diagram refers to an existing drainage hole that is surrounded by stones. It is critical that this remains clear of leaves and debris in order to ensure proper drainage, which is important so that the beach sand we add does not wash away.

Item 2 represents an area where prior to the new driveway there was a bump which diverted rain away from the beach. We need to consider adding a similar bump or adding some type of drain pipe.

Item 3 refers to a drainage area that diverts water away from the beach. This area must also continue to be clear of leaves and debris.

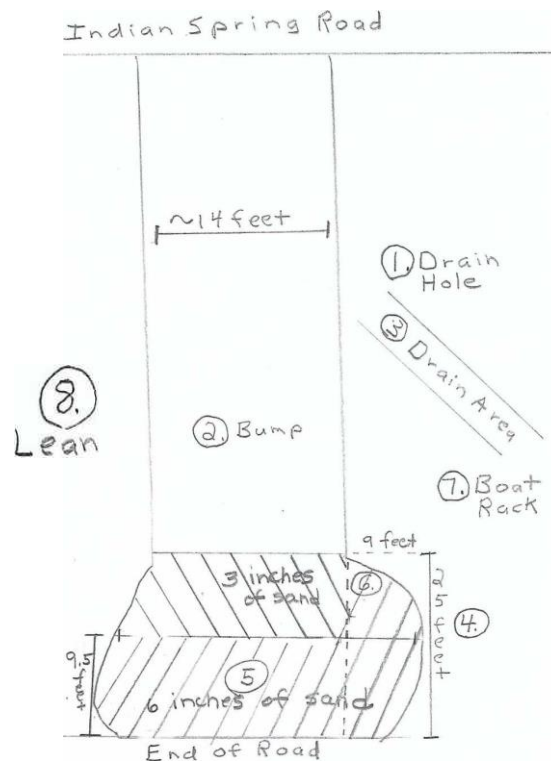
Item 4 refers to the 25 foot area from the bottom of the new driveway where we would recommend placing beach sand. The

initial recommendation would be to place at least 3 inches of sand over the entire area. Then add an additional 3 inches of sand (for a total of 6 inches of sand) from the bottom of the driveway 9.5 feet up (Item 5) and on the approximate 9 foot wide area where the drive flares out (Item 6). We would, of course, refresh the sand over the rest of the entire beach area.

Item 7 represents the boat rack, which we need to move so there is access to both sides of the boat rack.

Finally, Item 8 represents a leaning tree that we may want to have removed.

Most years we plan on adding 10 yards of beach sand to each beach after May 1st. This year we will need up to 20 yards just for Huteng's Beach. Normally, we refresh the beaches with sand sometime in May, but we will probably look to do this earlier this year.



The following information was sent after meeting to the people on the beach on April 2nd.

- Since the tree that was formerly leaning near the beach has come down from the wind storm, that tree no longer needs to be taken down. However, some of the branches over and near the new road need to be cut and removed. Glen will remove them.
- The boat rack needs to be angled so that there is access on both sides of the rack.
- Some stones should be added to the left and right jetties on the edge of the beach. This will help to prevent sand from leaving the beach area.
- It was reemphasized that the drain on the left side of the new road when facing the beach needs to be kept clear to provide for proper drainage.
- The former sand berm/bump needs to be reestablished. This was a key factor in diverting rain to a drain area on the left side of the new road when facing the beach. We will try to rake some of the driveway stone nearest the shore to mix with new beach sand that will be added to form the new berm/bump. The drain area that will receive the runoff from the berm/bump must be kept clear.
- 20 yards of beach sand will be dumped in front of the boat launch sometime in April with a goal of getting it fully spread by the end of April.
- Beaver Activity - Sandy Pandolfi reported that Fred Rich of Connecticut Trappers Association set traps at the beaver house located at the entrance to the cove. Fred caught two beavers, one of which was very pregnant. He reset the traps for three more weeks but did not see any more activity. Possibly the beavers

relocated to another part of the lake. Trapping season is over for this year but Fred suggested that if any other activity is noted by homeowners that the beaver homes be destroyed immediately.

Building, Zoning & Appeals - Ray Bonneau

- No new permits to report.
- Ray is having difficulty finding someone to finish the valve project. He has contacted several contractors but there is no interest. He will continue to reach out to several more.

Safety, Rules, and Regulations - Bill Breslau

- Bill and his committee continue to work on drafting language that will address acceptable signage for the Lake District.
- Homeowner Joe Petrelli has volunteered to monitor the lake levels.

Roads - Tom Pandolfi:

- This year's potholes have indeed been a challenge and are the worse many long time residents can remember. This is not unique to our lake roads as dirt roads all over the town have been severely damaged this year. Glen will contact John Albrecht to get the earliest date possible to begin the spring roadwork. We plan to put 10-12 yards of aggregate on Crooked Trail Road. Drivers are urged to drive with caution.
- Additional speed bumps will be added this year.
- The Splash Pool area on Crooked Trail will be cleaned out to allow better drainage.

Communications - Phyllis Bonneau:

- Phyllis had nothing new to report.

Treasurer - Maggie Houlihan:

- The District is in excellent fiscal health with (1) transfer to Savings, (1) deposit from Tax Collection and (4) bill payments to:
- Full Myle Grounds (March snow plowing payment)
- Rodney Hunt (outlet valve/gate inspection – reduced cost due to scheduling with Bungee inspection)
- Eversource (street lighting)
- Harts Tree & Landscape (storm clean up at 73 Crooked Trail – Capital funds)

I also provided responses to:

- Freedom of Information request from SmartProcure for a WWTD check/vendor report from August 22, 2020 to March 27, 2021
- 2021 US Census Bureau – survey for general information regarding the primary function of WWTD (water quality, road/beach/dam maintenance, safe boating....)
- ***Special assessment Update – Maggie reported that due to the efforts of Rande and Fred Chmura, Bill Breslau, Mike Moran and Maggie Houlihan, the Town of Woodstock Assessor's Office has allowed their appeals on the new assessment for the Witches Woods Tax District owned properties and the decision was made to NOT allow the new tax assessments. Extraordinary efforts and due diligence from this group has saved our tax district approximately \$3000 per year.***

New Business – Mike Moran

- The combination for the boat launch lock has changed. To obtain the new combination homeowners must send in their new State of Connecticut 2021-2022 Boat Registration to Secretary Sandy Pandolfi via email or in person. All new homeowners must supply a Safe Boating Certificate for all persons who will be operating a

motor boat in addition to the boat registration. All power boats must have a current boat registration to be used on the lake. No exceptions.

- The Board will hold a special Zoom budget planning meeting April 26th.
- Tom Pandolfi has tendered his resignation as the Roads Chairperson. Tom has served for many years and the Board is grateful for his service. Persons who would like to replace Tom are asked to contact a Board Member.
- The 2021 Witches Woods Tax District Annual Meeting is planned for May 21, 2021. The Bungay Fire Department's meeting hall is still not open to the public due to COVID regulations. They will contact Sandy Pandolfi on May 1st with any updates. Should the hall remain closed then our Annual Meeting will once again be a Zoom meeting with instructions to follow.

The Next Zoom Board Meeting will be held on May 3, 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.