

Witches Woods Tax District

Annual Meeting May19, 2017

President Glen Humes called the meeting to order at 7:30 PM.

President Humes called on Sandy Pandolfi, Clerk, to read the Call of the Meeting. Sandy stated the Notice and Call was mailed to every property owner, posted on the two signposts at entrances to the lake roads, posted in the Woodstock Town Hall, listed on the tax district website and in the WoodstockVillager newspaper as a Legal Ad.

Glen asked for the Approval of Minutes of the 2016 Annual Meeting which were handed out prior to the meeting. Glen called for a waiver of the reading of the minutes.

A Motion was Made, Seconded and Approved to waive the reading of the 2016 AnnualMeeting Minutes.

A Motion was Made, Seconded and Approved to approve the 2016 Annual Meeting Minutes.

Annual Report of the President:

President Humes thanked those in attendance and introduced the Board and Committee Chairs and our attorney Jamie Davis.

Presentation of Reports of Committee Chairs:

Tom Pandolfi – Roads and Right of Way

- Grading of the roads will begin again in two weeks.
- A chain is being installed to the entrance to Crooked Trail Extension, with the permission of the homeowner, to prevent cars from driving down to the water on private property.
- Two dirt speed bumps are being installed on Crooked Trail Extension. Signs will be posted.

- The second leaf pickup will take place the week of May 19th.

Jim Hutten – Lake, Beach and Dam

- Jim reviewed the status and history of the Toe Drain Project. In 2010 the dam inspection was paid for by the State of Connecticut. In 2015, the State of Connecticut hired the engineer to inspect the dam. Prior to the next required inspection due in 2015, the DEEP changed its regulations and required that owners of private lakes retain their own licensed engineer. Our retained engineer inspector conducted his inspection and submitted the required documents to the DEEP. In summary, the report stated that the spillway and dams are in good condition but there are two areas of standing water at the base of the dam that must be drained by the installation of two lateral drains.
- The DEEP reviewed our engineer's recommendations and sent us a registered letter stating that we must hire a contractor to install the drains. We contacted six contractors to solicit bids. Three contractors submitted bids:
 - Krukoff Excavation and Paving with a bid of \$52,480
 - Earth Dynamics with a bid of \$51,502
 - SAS Construction with a bid of \$31,000Because of the significant disparity in the amount of the lowest bid, Jim met with our engineer and the owner of SAS at the job site to review the detailed drawings and to have our engineer determine the suitability of SAS to perform the work according to specs. Our engineer is satisfied with SAS and will oversee the project. Work will begin in late August – Mid September depending upon the weather forecast. The project will take approximately two weeks.
- Solitude Lake Management puts the aquatic plant growth treatment in the lake in July. A month before the application they come out and look at the plant growth using a credited biologist. The results determine the necessary application.
- Full Miles Grounds LLC was awarded the contract for landscaping as he did not raise his price from last year and has done a fine job.
- The budget for beaches was \$500 for each beach for additional sand. The beaches did not need additional sand so the board voted to use the \$1000 to replace the existing picnic tables at both beach areas. Eric Werstler built the tables for \$360.00 each pressure treated lumber for the frames, non-pressure

treated lumber for the surfaces and galvanized hardware. We should get 15 - 20 years of service from the tables.

Sandy Pandolfi reporting for Keith Pezitti – Building and Zoning

- Each month Keith goes to the town and obtains copies of all work permits taken out by homeowners. Keith will post a complete list on our website www.lake.com. There is a complete list available tonight if anyone would like a copy. A total of 20 permits were taken out and approved in 2016.

Dick Rupinski – Communications

- Dick reported that there are 56 users on the tax district e-mail list and he is pleased that the Monthly Board Minutes are being read by many homeowners.

Steve Heath – Safety, Rules and Regulations

- Every boat craft should have a boat sticker. This includes boats, kayaks, canoes, paddleboats etc. Stickers were handed out at the meeting and homeowners should contact Steve to obtain the required stickers.
- The lake entrance road off Route 171, Indian Spring Rd and Crooked Trail Road will have a permanent speedbump. It is the speed bump that we purchased last year at a cost of \$1200 that did not work on Crooked Trail Extension as it is a dirt road. It should be very effective on the paved road where it is to be relocated.

Rande Chmura - Treasurer

- Rande was pleased to report that this year the Financial Condition of the Witches Woods Tax District is again excellent. The finances for the prior fiscal year that closed on June 30, 2016 had a surplus balance of \$20,211.84. The surplus money was transferred into Unassigned Asset Funds.
- The tax collection rate for last year was 99.7%. The district currently has

only five properties with delinquent accounts this year. Only \$1963.21 in taxes remain outstanding for to date collection of 97.93%. There is a total of \$2,701.93 in delinquent taxes and interest outstanding for prior years with four tax liens.

- Due to the excellent condition of the lake water no algaecide treatment and only one herbicide treatment was required last summer.
- All together an excellent tax collection rate, the collection of delinquent taxes, a favorable snow plowing contract and excellent water condition of the lake again this year; the current year's budget is projected to have a surplus of approximately \$1500.
- The voters authorized the transfer of funds from the Unassigned Assets Fund for the completion of the road improvement project. This project, a continuation of the road improvement of Indian Spring Road is scheduled to be completed this year. The current amount in the Unassigned Assets Fund (Reserves) is \$68,788,63 with \$5,458.50 scheduled for the final payment of the road improvement project leaving an un encumbered balance of \$63,330.13.
- The loan in the amount of \$200,000 from Putnam Bank that originated in November 2008 for replacement of the low-level drawdown pipe and valve, which was authorized by the voters of the District with a loan term of 10 years at a fixed rate of 4.54% has a current outstanding balance of \$36,022.69. The loan will be paid off in full in October 2018.
- Presentation of the FY 2017-2018 Proposed Budget:
Rande reviewed and led a discussion of the Board of Directors proposed 2017-18 proposed budget

As a result, the Board of Directors will have recommended the mill rate remains the same as last year at 4.02 for the FY 2017-2018.

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Motion Made to adopt the proposed 2017-2018 annual budget was Seconded and Approved.

Motion Made to Adopt the current mill rate of 4.02 was Seconded and Approved.

Motion to set the tax dues as July 1, 2017 and January 1, 2018 was Made, Seconded and Approved.

Motion Made to adopt a five-year Capital Improvement Plan was Seconded and Approved.

Election of Officers and members of the Board of Directors for 2017-2018

Attorney Jamie Davis called on Bill Breslau, Chair of the Nominating Committee to present Committee's slate of Officers for 2017-18;

A Motion was Made, Seconded and Approved for the following one year terms:

President-Mike Moran

Vice President-Glen Humes

Clerk-Sandy Pandolfi

Treasurer-Rande Chmura

In accordance with our rotational positions for Directors, the following **Directors slate was put to a Motion, Seconded and Approved for 2017-2018:**

Safety/Rules and Ordinances – Steve Heath

New Business –

- Homeowner Tom Reid asked if the board is planning on stocking the lake with bass. Due to the abundance of fish already in the lake and the cost, the board voted not to stock the lake.
- Rachel Donnel stated that she likes the community app Next Door. The board mentioned that it will not use the app as a social media tool for the tax district but encourage homeowners to use it for personal use.
- Steve Heath told the homeowners that they should think about a succession plan for the Board and Directors. It is healthy to get new people involved.
- The Board decided not to have an official Lake Clean Up Day this year. Full

1. Miles Grounds LLC does a good job landscaping and the beaches are in good condition. A suggestion was made to have a social event of some kind to bring homeowners together. The Board agreed to discuss at a future meeting.
- Karen Marshall expressed concern about drug activity along the spillway that separates Witches Woods Lake from Lake Bungee. As the lakes have no policing authority, homeowners should contact the state police with any suspicious activity. Getting license plates is always helpful. The state police non-emergency hotline phone number is 860 779-4900.
 - Larry Sommer brought up the issue of Gypsy moth and tic infestation. Larry had contacted several companies to find out treatments available. Larry is concerned over the possibility of defoliation of many of our trees and asked if the situation became critical, would the Board be able to immediately release funds for treatment. As this would be an extremely expensive cost, the response is that we would have to have a special meeting of the homeowners who would have to approve the transfer of funds. Most homeowners felt that there are steps they can do to help reduce the infestation and several suggestions were made.

Motion was Made to adjourn the meeting was Seconded and Approved.

The Board would like to take the opportunity to thank the homeowners for participating in the 2017 Annual Meeting. Everyone agreed that it was a cordial and productive meeting. Glen Humes is stepping down as President after volunteering for 17 years on the Board. A round of applause from the homeowners for Glen's dedication as president. Glen will remain on the board as vice president and will assist our new President, Mike Moran.