

September 9, 2019 Witches Woods Tax District

Board of Directors Meeting Minutes

Members Present: Mike Moran, Glen Humes, Tom Pandolfi, Sandy Pandolfi, Phyllis Bonneau, Ray Bonneau, Maggie Houlihan and Bill Breslau

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

Reports of Committee Chairs:

Lake, Dam and Beaches – Written report submitted by Jim Hutten

- Archambault Insurance Associates approved our General Liability Insurance policy. This provides \$2 million per occurrence and \$2 million dollars aggregate. This is an increase of \$117 over last year's policy.
- Mike reviewed the results of the water testing and while the results near the boat launch are higher than in the past, they are within safe limits and are non-actionable.
- Jim notified the Board that he is resigning his position as Chairperson for the Lake, Dam and Beaches Committee as of November 2019. Jim has done an outstanding job during his tenure bringing our insurance needs up to date, working with the DEEP, our engineer and contractor on the Toe Drain Project, ensuring that we are in compliance with the State of Connecticut

newest rules and regulations and a host of technical issues. The Board recognizes Jim's contribution, professionalism and his ability to delve into complex issues. He has been an asset to our Board and we wish him the best in the future.

Building, Zoning & Appeals – Ray Bonneau

- Permit #19-182B was issued to Franklin Mauri of 21 Indian Spring Road for solar panels.

Safety, Rules, and Regulations – Bill Breslau

- Mike Moran received a call from a homeowner who expressed concerns about a new house being constructed too close to the lake and the early morning construction noise. Mike explained that the Town of Woodstock had reviewed the plans including Wetlands and the construction is compliant with the Town of Woodstock and Witches Woods Lake Covenants. Normally contractors work 7:00AM to 3:00PM.
- The Lake Drawdown will start on Saturday, October 27th, the last Sunday of the month.

Roads – Tom Pandolfi:

- John Albrecht is widening the speed bumps on Crooked Trail Extension to 8 feet. This type of speed bump has been very effective in other areas.
- Tom replaced the old speed bump signs with new ones.
- Leaf removal is scheduled for November 25, 26th and 27th. Homeowners must have their leaves brought to the side of the

road by November 25th. Leaves should not be raked into any culverts.

- Truax cleaned out the catch basins.
- Full Miles Grounds LLC did a good job cutting the trees and growth along the roads.
- Hay bales will be placed at three locations to keep debris from building up in the catch basins.

Communications – Phyllis Bonneau:

- Phyllis is working with our webmaster, Sarah Torcellini and reviewed the changes to our website to date. The Board has some suggestions for Phyllis to take back to Sarah. There is still work to be done on making our website easy to view on mobile devices.
- Once again Phyllis mentioned that she is looking for photos to add to our website but photos from mobile devices do not have enough pixels to upload so photos must be taken with a camera. If anyone has photos that they would like to share, please send them to Phyllis at site@wwlake.com.

Treasurer- Maggie Houlihan:

- All bills have been paid.
- Our CD accrued \$47.29 cents interest this month.
- An Audit Committee will conduct a routine audit of the Treasure.

New Business:

The Bungay Fire Department will meet with Mike and Glen to identify two potential locations on the lake to construct “dry hydrants” for use in containing fires.

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

The Next Board Meeting will be October 7, 2019.

A reminder to 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, please submit a notice prior to the meeting so it may be added to the agenda for an allotted time.