

## July 6th, 2020 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, Bill Breslau and John Barber.

*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

- Paul Conti, District Manager, Environmental Scientist for Solitude Lake Management reported back on the tests conducted on June 29<sup>th</sup>, 2020 on Witches Woods Lake. “Upon our inspection, the pond looked great. There were very little weeds or algae present. There was a low density of bladderwort, naiad, and a few pondweed species found through the littoral zone. All plants are native to the area, and were at densities below nuisance levels or levels of concern. At this moment, I do not think treatment is needed. If anything changes as the season progresses, we'd be happy to come back to take a look or perform a treatment.”
- Karl Acimovic, our engineer, sent an email saying he was tentatively going to start the dam survey inspection on Thursday

**(7/9) at 10:30. John plans on meeting him there and he will let everyone know if the date changes.**

- **Microbac Laboratories will conduct an e-coli test on July 14<sup>th</sup> and John plans on joining them.**
- **The Town of Woodstock Inlands Wetlands is drafting a letter to the DEEP asking them to provide any information available pertaining to the complaint against the homeowner of 119 Crooked Trail Extension over the use of unknown amounts of copper sulfate on her waterfront property. John received recommendations suggesting it would be a good idea to collect new water and soil samples at the locations involved to compare them to the samples taken in February. He delivered the samples to Phoenix Labs in Manchester. Results typically take a week.**

#### **Building, Zoning & Appeals – Ray Bonneau**

- **Permit #20-45B was issued to Robert and Ellen Mott of 69 Crooked Trail to replace an electrical panel.**
- **A Certificate of Occupancy was issued to Keith and Barbara Pezzetti for their new home construction on 38 Indian Spring Rd.**

#### **Safety, Rules, and Regulations – Bill Breslau**

- **Bill will be ordering dog leash safety signs for both beach areas to ensure that homeowners adhere to our Rules and Regulations requiring dogs be leashed at the beaches.**
- **Following up on a concern from a homeowner at last month's meeting, Bill visited our two beaches to determine if social distancing could be safely adhered to and he determined that there should be no problem in safely accommodating who use them.**
- **Bill received a concern about a raft exceeding the lake limits of less than 50 feet from shore. It was brought to the homeowner's attention and they moved the raft.**

- There have been some improvised boats and rafts recently appearing on the lake. A reminder to homeowners that it is a State of Connecticut regulation that ALL motorized watercraft requires a State Registration including trolling motors and electric motors. Although they may not appear to present a safety issue they still fall under the State boating guidelines.
- Boaters are reminded to be conscious of the maximum speed limits and the distance they need to keep from shore. Please refer to the Rules and Regulations on our website [wwlake.com](http://wwlake.com).
- A reminder that ATV's and Dirt Bikes are not allowed on our lake roads.
- The tree at the entrance from Route 171 may present a safety hazard since it has grown and makes it difficult to view oncoming traffic. The Board will speak with the homeowner about possible removal.

#### Roads – Tom Pandolfi:

- Tom is working with John Albrecht to complete our road maintenance and clean out the

#### Communications – Phyllis Bonneau:

- Nothing new to report.

#### Treasurer- Maggie Houlihan:

- June 2020 Financial Report for review; a final June report will be issued after all invoices have been received. The District continues to be in good financial standing with the following recent activity:
- Bill payments:
  - Eversource (street lighting)
  - (3) payments to Full-Myle Grounds, LLC (May mowing services, June mowing services, June snowplowing payment)

- J & A Excavating & Landscaping (grading/ditches/materials)
  - Solitude Lake Management (early lake survey – June)
  - Stonebridge Press (legal ad for taxes due)
  - Tom Pandolfi (reimbursement for locks – boat launch)
  - Borner, Smith, Aleman and Cerrone LLC (second half of the retainer fee for FY10-20.)
- (1) deposit into Operating Checking (tax collection)
  - Reserve Fund Certificate of Deposit earned \$30.89 in interest.
  - I received a public records request from SmartProcure on 6/26 for any and all purchasing records from 01/30/2020 to current and will submit a reply before August 1, 2020.
  - Tax bills were mailed out.
  - A Motion was Made, Seconded and Approved that with the homeowner's agreement, The Board will pay for the removal of a tree that on the lake property and is hanging over the road near 25 Crooked Trail. The vote was unanimous and the money will come out of Capital Expenditure budget.

**New Business - Mike Moran:**

**A Motion was Made, Seconded and Approved to appoint Fred Chmura as Tax Collector for a term of one year. The vote was unanimous.**

**The Next Board Meeting will tentatively be on August 3rd, 2020 @ 6:00PM.**

***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.**