

Witches Woods Tax District Board of Directors Minutes September 3rd, 2025 6:30 pm

Members met in person at the home of Bill and Susan Breslau

Members Present: Mike Moran, Phyllis Bonneau, Ray Bonneau, Bill Breslau, John Barber, Tony Paradiso, Shari McCarthy, Anna Barrasso, Bob Andrews.

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

- Microbac's E coli testing came back all good, well below the limit
- The geese appear to have left
- Crooked Trail extension corner has been cleared for visibility. The residents are pleased that. It is in the contract that it will be done three times a year by Labbe
- Dam inspection was conducted on August 12th. As of this meeting, there is no preliminary to-do list, but the inspectors have indicated that there is a lot of work that needs to be done, specifically requiring the clearing of 25 ft from the base of the earthen dam. The board discusses asking Labbee for a quote for the project when the actual work list is received. John will follow up with this. The inspector will check the spillway after the water has dropped.
- The valve will be open to lower the water levels in the lake on the last weekend in October. John will be in contact with Bungie to coordinate their schedule for lowering water levels
- John stresses that as a board, we should be familiar with the formal emergency plan for the dam

Building, Zoning & Appeals - Anna Barrasso

- The resident at 55 Crooked Trail emailed regarding permits and was directed to the building inspector / Town permits for the zoning rules regarding installing a shed. He had been previously misdirected to our Lake District.

TRUONG TERESA	60 INDIAN SPRING RD	25-256B	Building	8/6/2025	Approved	Build an access deck approximately 30 x 20 and 20 x 10 with connecting steps
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Safety, Rules, and Regulations - Bill Breslau

- Some concern was expressed over a boat in the lake that is not a Witches Woods boat, including concern for any invasive species that may be carried on the hull into our lake
- The board discusses unauthorized boats and people on the lake over the holiday weekend, including the feasibility and options for approaching and informing trespassers of their wrongdoing
- Dock removal is briefly mentioned; no date has yet been determined. Lake lowering is discussed as a method for weed reduction, including extending the amount of time the water remains lowered to allow for work to be done lakeside by residents and volunteers. A further

discussion was had regarding boats on the racks at the beaches and the potential for their removal at the end of the season

- Bob adds that after an email blast, no additional residents have contacted him regarding the safety/boat committee. At this point, the only person who replied to the post was G Nolan

Roads – Ray Bonneau

- The new pipe was installed in the cove some erosion was addressed using riprap (large stone unaffected by runoff) on each side. The final cost was less than the original quote, but we have not yet been billed for the riprap. The pipe was \$2,000. The fill was \$470, and we were charged \$500 for the removal of the debris
- The board engaged in a discussion of our work as a municipality and discussed whether or not work such as this should be presented to the wetlands agent. As a board, we concluded that we should act in the same manner as the Woodstock Town Road Department; therefore, Mike will double check that the work we do in terms of all our future drainage maintenance satisfies the scope of what is acceptable per the inlands and wetlands
- A new plowing contract has been firmed up with Rich Labby. The wording in the contract says the roads will be plowed after an inch and a half of snow, and a four-to-one mix of sand and salt will be used. In addition, Labby will place markers in areas to prevent damage to the homeowner's property
- A few areas of the roads are to be regraded by John Albrecht, secondary to run-offs and ruts
- Mike announces that Josh Stockdale has volunteered to help Ray with the roads

Communications - Phyllis Bonneau

- The lake report was added to the website

Treasurer - Tony Paradiso

- CDs have matured and have been rolled over
- Taxes have been collected at a rate of 56.3% at the halfway year
- Mike suggests Tony discuss with Fred regarding foreclosure on a rental property in arrears for taxes times 3 years. Tony will follow up and also pursue a discussion with the lake lawyer

New Business – Mike Moran

- Short discussion regarding the overgrowth of bush impeding the visibility of signs and traffic along the roads, potentially to address them before the impending winter weather, also check on signs and markers at speed bumps.

The next Board meeting is scheduled for October 1st, 2025 @ 6:30 PM.

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 before the meeting so it may be added to the agenda for an allotted time after the regular monthly meeting business has been conducted. Out of respect for the volunteers on the Board, the time given for such matters will not exceed 10 minutes unless previously agreed upon by the Board members.

A Motion was made, seconded, and approved to adjourn the meeting.

The vote was unanimous. Meeting adjourned at 7:45 pm.