

Witches Woods Tax District
Annual Meeting May 17, 2019

Draft

President Mike Moran called the meeting to order at 7:30 PM.

President Moran called on Sandy Pandolfi, Clerk, to read the Call of the Meeting. Sandy stated that the Notice and Call was mailed to every property owner, posted on the signposts at the entrances to the lake roads, posted on our tax district website, posted in the Woodstock Town Hall, mentioned in the Boards Monthly Minutes, listed in the Woodstock Villager newspaper as a Legal Ad and posted on the Tax District Facebook page.

Mike asked for the Approval of the 2018 Tax District Annual Meeting Minutes which were made available at the meeting. Mike called for a waiver of reading the minutes.

A Motion was Made, Seconded and Approved to waive the reading of the 2018 Annual Meeting Minutes.

A Motion was Made, Seconded and Approved to Approve the 2018 Annual Meeting Minutes.

Annual Report of the President:

President Mike Moran welcomed the group, especially new homeowners and new attendees. He talked about how delightful it is to live on Witches Woods Lake where we can enjoy the summer and using the lake for swimming, fishing, paddle boarding, tubing, kayaking, skiing, hiking and the activity of the eagles. He spoke of the wonderful neighbors and community life we enjoy.

Our loan to replace the valve in 2008 is now paid off and we are debt free. As a result, we will be asking you to vote on a tax reduction.

Our water quality testing was outstanding. We heard some safety concerns from some of you and there were homeowner projects that may not have agreed with our Covenants and Restrictions.

President Moran introduced the Board and Committee Chairs and our attorney Kate Cerrone. He reminded that Board and Committee Chairs are all non-paid volunteers and homeowners and thanked them for their willingness to accept the responsibility, thanking them as president and as well as a homeowner. We are fortunate to have such a harmonious group.

Presentation of Reports of Committee Chairs:

Roads and Right of Way – Reporting for Tom Pandolfi

- Snow was not much of a problem, but we did have severe icing which is very difficult to control on dirt roads with sanding and salting.

Rain has prevented John Albrecht from starting spring maintenance of the roads and there are many potholes because of the winter icing. This year we plan to add more two-inch gravel to the roads.

- We will look at the necessity of trimming some of the trees on the roads.
- Dirt speed bumps will be built up when John Albrecht does road maintenance.
- We will dig out the trenches this year.
- Tom asked for feedback when the trenches need to be cleaned so the water can drain properly and if the road is not plowed wide enough after snow storms.

Lake, Dam and Beach – Jim Hutten

- We renewed our landscaping and mowing contract with Full Myles Grounds LLC. They were the lowest bidder among six competitors several years ago and have provided consistently good service, so we renewed the contract at the same prices.
- Microbac Laboratories Inc is the outfit that tests the lake water twice a year for e-coli. The sample of July 17, 2018 was 48.8. The limit is 235 per 100 milliliters of water it is deemed unsafe. The other samples taken in 2018 were even lower.

- We have renewed our contract with SOLitude Lake Management. This is the group that tests the water for aquatic plants and applies the herbicide treatment. They also do two inspections each year, one in early June and August. The application of the product will happen in early July and notices will be posted prior asking the homeowners not to swim for a day.
- A question arose about removing the cattails at the dam. Jim stated that last year he posed this question and was told that the amount we have is not a concern nor a reason to remove them until there is significantly more growth. We are do for another inspection from our engineer and Jim will bring this to his attention and he feels that some should be removed, then we will dig some out.

There seems to be more algae in the cove than in previous years already this year. In past years the lake was treated twice a year. Our first inspection is scheduled in early June. Jim accompanies the inspector and in our contract with SOLitude we have the option of adding a algae treatment but that will be an additional cost of \$2200. Jim will discuss the necessity with the inspector. The price is \$2000 to treat the entire lake but Jim will ask the inspector if there is a bloom and if it is localized, will the cost be the same.

Someone mentioned using snails to control the algae and Mike said the he would discuss their use with the inspector.

Building and Zoning – Ray Bonneau

- Every month Ray reports to the Board any permits that are taken out at the town hall by homeowners. Last year a new form was developed and put in place that requires anyone taking out a permit for major work also complete a form for the Witches Woods Tax District Board. Our covenants and Restrictions state that homeowners must get permission from the Tax District Board before any work is done. This will ensure that homeowners don't spend money on something and then must undo the work because it is not in compliance with our Covenants.
- We are now working with a new Town Building and Assistant Building Inspectors. Last year 22 permits were issued.

Communications – Phyllis Bonneau

- There have been problems with our website wwlake.com and we have been notified that our website is outdated and no longer supported. We will be looking into finding a new host for our website.
- We continue to use e-mail blasts to communicate with homeowners in addition to our website and Facebook. We also want to emphasize that the social media app Next Door is not used for official Witches Woods Tax District information.
- We currently have 71 users of our emails and anyone who wishes to sign up or who is not receiving email is asked to contact Phyllis. Phyllis's email address is on the district website wwlake.com under the Board of Directors link.

Safety, Rules and Regulations – Mike Moran reporting

- Mike thanked our Safety Director Chris Latour who stepped down from her position. She did a great job while she was on the Board.
- The Safety Committee dealt with Lake Issues such as ensuring that all boat owners had a current State of Connecticut Boat Registration, Safe Boating Certificates. Mike reminded everyone that after 2017, anyone who tows a water skier or tuber must also have a Safe Waterskiing Endorsement. If you acquired your Safe Boating Certificate in 2018 or later, you will need to obtain a Safe Waterskiing Endorsement.
- The Safety Committee recommended we adjust the maximum horsepower limit from 70 to a maximum of 75. At the Public Hearing the Board enacted the recommendation.
- Remote Controlled gas boats was not fully addressed due to insufficient data. We do have motor boat rules and regulation and those rules also apply to remote controlled boats.
- The FAA prohibits the use of aerial drones in any air space less than 5 miles of an airport and Witches Woods Lake is just under 2 miles from Tautog Hill Airport. Special permission from the FAA or the Airport Manager is needed to fly a drone.
- The Board has no desire to be in the law enforcement business. The rules in place help us to be good neighbors. We must follow the State of

Connecticut Laws and ask homeowners to mention any infractions that they see to the violator as a way of being consistent. A discussion ensued as to the liability of the individual Board members and the Lake in general.

- A reminder that any dog on the beach must be on a leash. It is a town ordinance. Suggestions will be referred to the Safety Committee.

Treasurer's Report – Maggie Houlihan

- Our financial condition is in excellent condition and our finances that closed on June 30, 2018 left a balance of \$1505.02 which was transferred to Unassigned. Our tax collection for last year was 98.76%. Our tax district has only three delinquent properties so far this year. Only \$3447.64 remain to be paid. Interest outstanding for prior years with 7 tax liens. Our excellent tax collection rate, the collection of delinquent taxes, excellent water conditions, a favorable snow plowing contract, this year's budget is projected to have a surplus of \$5078.68.
- Last year the homeowners voted to authorize the purchase of Public Entity Liability insurance for the Board at a cost of \$1714.
- A laptop was authorized for the Treasurer at a cost of \$393.
- The total amount in the Unassigned Assets Fund or Reserves is \$46,496.84. With \$23,370.43 in a Money Market Account.
- In February 2019 a 13 Month CD with an interest rate of 2.47 percent with a transfer of \$23,000 from the Unassigned Assets or Reserve fund. The current balance of the CD is \$23,126.41.
- The 2008 loan of \$200,000 from Putnam Bank is paid off in the amount of \$6,039.27.
- Mike review the budgets: the current budget, the projected budget and the proposed budget. The going down substantially. The bulk of that is no longer having a loan repayment. We want to transfer \$12,000 to Capital Improvement. Proposed total expenses will go down and as a result our proposed mill rate will go down 3.17. This represents a .85 mill rate reduction.

- Transfer to Capital Improvement Plan is to operate with adequate reserves of 50% of our operating budget. We want to pay for work out of our Reserves and not need to take out any loans or have any special assessments.

President Mike Moran proposed the following Motions:

A Motion was Made, Seconded and Approved to approve the Budget as presented.

A Motion was Made, Seconded and Approved for the first tax due date of July 1, 2019 and the second on January 1, 2020 unless the bill is less than \$100 in which case the entire amount is due July 1, 2019.

A Motion was Made, Seconded and Approved to adopt the proposed Five-year Plan.

A Motion was Made, Seconded and Approved for a new mill rate of 3.17.

A Motion was Made, Seconded and Approved to adopt the Five-Year Capital Improvement Plan.

A Motion was made, Seconded and Approved to Adopt the Capital Spending as Proposed for 2019-2020.

Election of Officers – Lyn Moran

Attorney Cerrone walked us through the election of officers. Lyn Moran read the slate of Officers.

Motion Made to Nominate Mike Moran as President was Seconded and Approved

Motion Made to Nominate Glen Humes as Vice President was Seconded and Approved

Motion Made to Nominate Margaret Houlihan as Treasurer was Seconded and Approved

Motion Made to Nominate Sandy Pandolfi as Clerk was Seconded and Approved

Slate of Chairpersons

Motion was Made to Nominate Phyllis Bonneau as Communication Chair was Seconded and Approved for a three-year term.

Motion was Made to Nominate Tom Pandolfi as Roads Chair was Seconded and Approved for a three-year term.

Motion was Made to Nominate Ray Bonneau as Building and Zoning Chair was Seconded and Approved for an unexpired one-year term.

A Motion was Made to Nominate Bill Breslau as Health, Fire and Safety Chair was Seconded and Approved for an unexpired two-year term.

New Business

Rachael wanted to take a vote on paving the entrance on Indian Spring Road. Tom Pandolfi did some research on paving the road and the cost of oiling. We have 1.7 miles of roads. It would take 88 tons of asphalt for 1.5 miles of road at two inches thick and a 4' sub base. Additional costs include surveying etc. would be cost prohibitive but maybe oiling is something to look at.

A Motion was Made to adjourn this year's Witches Woods Tax District 2019 Annual Meeting was Seconded and Approved.

Witches Woods Tax District Clerk

Sandy Pandolfi

