

July 9th, 2018 Witches Woods Tax District

Board of Directors Meeting Minutes

Members Present: Mike Moran, Tom Pandolfi, Glen Humes, Sandy Pandolfi, Phyllis Bonneau, Maggie Houlihan, Chris Latour, Steve Donnell and Jim Hutten.

A Motion was Made, Seconded and Approved to accept last Month's Minutes.

Lake, Dam and Beaches – Jim Hutten

- Jim reported that the lake treatment took place on Wednesday July 11th.
- As mentioned in last month's minutes, Jim was asked to obtain quotes for increasing our Lake liability coverage from 1 million dollars to 2 million dollars. He is waiting for responses from insurance companies that he has contacted. A potential concern is the liability of the dam bursting. He is waiting for a response from Scottsdale Insurance, our Comprehensive General Liability Carrier.
- At the Tax District Annual Meeting, homeowners voted to provide Officials Liability insurance to cover the Board Members. Jim contacted two insurance companies for proposals. We received a detailed response from Byrnes Insurance Agency which included endorsements and a detailed proposal. We also received a proposal from Archambault Insurance, but it did not include all the information we requested. Jim reviewed some of the specifics of the Byrnes proposal and felt that the necessary coverage was best met through obtaining a Public Officials Liability Insurance policy at a cost of \$1714.

A Motion was Made, Seconded and Approved to accept the proposal for Public Entity Liability Insurance through the Byrnes Insurance Agency in the amount of \$1714.

Communications – Phyllis Bonneau

- Phyllis reported that the links on our website, www.wwlake.com are now working and the website has been updated.

Building, Zoning & Appeals – Steve Donnell

- Permit number 18-19B was issued to the homeowners at 46 Indian Spring Rd for replacement windows.
- Steve has asked to be replaced in his position on the Board. If anyone is interested in volunteering to replace Steve, please contact a Board member.

Rules, Ordinances and Safety – Chris Latour

Chris was asked by the to spearhead a Lake Recreation committee to review a few topics that were brought up at the Annual Meeting.

- Prior to developing a formal committee, Chris invited ten homeowners to her home to have an informal, respectful discussion. Of the ten homeowners invited to participate, five attended: Bill Breslau, Laurel and Steve Liebowitz, John Latour and Chris Latour.
- The group felt that it was important to get some expert opinions regarding maximum engine horsepower and the effects of pulling skiers. The group will solicit experts input and provide it to the Board who will present it to the homeowners at the 2019 Witches Woods Tax District for review. If there is enough interest in increasing the maximum allowed engine size, it will then have to be presented to the Town of Woodstock for a vote at a town meeting.
- The group discussed the operation of remote gasoline powered boats on the water and differentiating between professional boats and toy boats that children might use.

The group agreed to meet again in a few weeks.

- Mike reviewed the status of a homeowner who currently has a 90 horsepower engine which is in violation of our Lake Rules and Regulations as well as in violation of the Town of Woodstock Statues. Mike visited with the homeowners to discuss the violation and come to a resolution. At our 2018 Annual Meeting our attorney advised us that we already have remedies in our Rules and Regulations that must be followed and enforced.
- Glen will make a personal visit to a homeowner who has not provided the Board with registrations for his two power boats nor any Safe Boating Certificate. The Board will advise the homeowner that he is in violation and must comply with our Rules and Regulations.

- The Board agreed to send letters to the two boat owners after personal visits to confirm that they were out of compliance and further did not intend to correct the situation, in accordance with paragraph H of our Rules. We also set a Hearing date for them to respond to their letters.

Roads – Glen Humes reporting for Tom Pandolfi

- John Albrecht has completed the spring roadwork and beach maintenance.
- Glen has been in communication with Holly Brown, who is the daughter of Mr. Lichtenberg at 75 Crooked Trail, to receive permission to remove an abandoned vehicle from the property. Permission was received, and Glen will decide to either donate it or remove it. Glen is also asking them to consider removing the pontoon boat which has not been used for many years.

Treasurer- Maggie Houlihan

- Maggie reports that we are in good financial condition and all the bills have been paid in the correct fiscal years.
- Property taxes are due at the end of July.
- Maggie has been unable to purchase a laptop computer that the Board authorized for use in her responsibilities as Treasurer by the end of 2018 fiscal year.

A Motion was Made, Seconded and Approved to allocate money from the Witches Woods Tax District Budget Supply Account to purchase a computer for Maggie Houlihan for the Witches Woods Tax District finances before August 31, 2019.

A Motion was Made, Seconded and Approved to Adjourn the Meeting.

The Next Board Meeting will be August 6th, 2018

