

## **June 4<sup>th</sup>, 2018 Witches Woods Tax District Board of Directors**

Members Present: Mike Moran, Tom Pandolfi, Glen Humes,

Sandy Pandolfi, Phyllis Bonneau, Maggie Houlihan, Chris Latour, Steve Donnell, Jim Hutten

Guests – Fred Chmura

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

#### **Lake, Dam and Beaches – Jim Hutten**

- Jim received an e-mail from Rebecca Grueyer who works at Solitude Lake Management. She will be meeting with Jim on June 29<sup>th</sup> and they will conduct a survey for aquatic plants. The survey consists of zig zagging the lake to see what comes up. In the past, all weeds that have been brought up have been natural to the lake and are helpful weeds. The only question will be the weed density and will it be enough to interfere with the recreation of the lake. Approximately two weeks later, the application of liquid copper will be applied.
- Jim and Fred Chmura met to review our insurance fidelity bond of \$100,000 for the Treasurer. This might not be enough coverage because there are four people who have access to our bank accounts, our Tax Collector, the Treasurer, our President and Vice President. Their thought is that it might make more sense to get a "crime policy" and that policy would cover the four people who have the ability to write checks and have access to our accounts. This way we show due diligence about who we have coverage for and why we have it. The cost would be approximately \$300 to \$400.
- The other concern in our liability policy, which has an anniversary date in August. We have a risk management standpoint with only \$1 million in coverage and in this day and age it is inadequate. Should there be an accident and someone becomes significantly disabled, it is very easy to run up medical costs up to \$1 million, not counting pain and suffering. Jim thinks we should check with our

insurance carrier to see if they can provide an additional million dollars and if so, what is the cost.

- At the Tax District Annual Meeting, homeowners voted to obtain liability insurance for the Board Members. We are waiting for replies from two brokers. When we receive the quotes, the Board will take an electronic vote on which broker to go with rather than wait for the next annual meeting. This will start the coverage sooner rather than later.
- At the annual meeting Richard Baril spoke about the lake level during the winter. For many years when the lake was drawn down in the fall the lake level was then raised to its normal water level thus allowing for ice skating. However at the annual meeting in 2016, the homeowners voted to lower the lake in October and raise it in November but keep it 2-3 feet lower to let the weeds freeze and minimize any damage to docks and stone walls.
- Also at the annual meeting, Mike O'Shaughnessy brought up the possibility of having a pipe installed to keep the water at a constant level. However, this would require a second valve, be very expensive and what would happen when you want to raise the level in the summertime?
- Glen mentioned that he noticed the area by the dam where the toe drains were recently installed was soaking wet. Jim and Mike Moran met with our engineer on site and the result is there is more water coming through the earth and dam than is coming through the drains. There is no problem with the drains as they have been cleaned out and you can open them and see that they are dry. There is too much water coming through the dam but the lateral drains are drawing the water out to the spillway as designed. There may be a corrective action after the next dam inspection but it is not an issue right now.
- Maggie Houlihan commented that last year while swimming around the entire circumference of the lake, with the exception of the cove, the entire edge of the lake was weed free. It appears the weeds are only in the deeper waters.

#### **Communications – Phyllis Bonneau**

- Phyllis had nothing to report. She is taking over Communications from Dick Rupinski and will be meeting with him to review the responsibilities.

#### **Building, Zoning & Appeals – Steve Donnell**

- Steve is taking over this position from Keith Pezzitti and he will be meeting with Keith to review the responsibilities. Steve will contact the Town Building Department to see if permits have been issued in the past month and will follow up to see if permits have been issued for work being done at 56 Indian Spring Road which was recently sold.
- Steve and Mike Moran will do some revisions on the Witches Woods Lake form that is now being issued by the Town Building Department to homeowners doing major work on their homes or properties. They will then meet with the Town of Woodstock Building Department to come up with a common ground of what is considered major work that requires a permit.

### **Rules, Ordinances and Safety – Chris Letour**

- Chris had nothing new to report but the Board discussed forming a committee, headed by Chris to review the safety and noise level of gasoline powered control boats, maximum allowed engine horsepower, drones etc. This committee will make recommendations to the homeowners at the next annual meeting in 2019 and will have an opportunity to vote for any changes.
- A reminder that anyone operating a motorized boat should also have a Witches Woods sticker on the boat. This indicates that they are a resident and in compliance with the State of Connecticut laws and Witches Woods Rules and Regulations.
- The Board discussed the action steps to be followed if a boat operator or a boat is out of compliance.

### **Roads – Tom Pandolfi**

- John Albrecht is working on the spring road maintenance and Tom will reach out to John to see what is his schedule.
- There is an area on Crooked Trail Extension that appears to be blocked and is preventing proper drainage. The water usually flows into a wetland and needs to be cleaned out so the water does not go into the lake.
- The street sign at Old Stone Road is damaged and Glen volunteered to fix it.

### **Treasurer- Maggie Houlihan**

### **A Motion was Made, Seconded and Approved to appoint Fred Chmura as the**

**Witches Woods Tax District Tax Collector for Fiscal year 2018-2019.**

- Maggie will be working with Fred during her transition to Witches Woods Lake Tax District Treasurer. Fred reviewed the entire Financial Report, line by line, for the benefit of the new Board members.

**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 June 30<sup>th</sup>, 2018.**

**Change of Board Members:**

**A Motion was Made, Seconded and Approved to change the Woods Tax District Signatories from Rande Chmura, Michael Moran and Glen Humes to Margaret Houlihan, Michael Moran, and Glen Humes.**

**A Motion was Made, Seconded and Approved that the Witches Woods Tax District Signatories will have access to the following Tax District Accounts:**

**Commercial Checking**

**Prestige Money Market**

**Prestige Money Market**

**Statement Savings**

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

**The Next Board Meeting will be July 9<sup>th</sup>, 2018**

