

Witches Woods Tax District

Board of Directors Minutes

July 12th, 2021 6:30pm

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

Members Present: Mike Moran, Phyllis Bonneau, Ray Bonneau, Bill Breslau, John Barber, Steve Leibowitz, Shari McCarthy and Rob Hannigan.

President Mike Moran opened the meeting. A motion was made and seconded to approve board minutes from June.

Reports of Committee Chairs:

Lake, Dam and Beaches - John Barber

- Lake will be retested for E.Coli by Microbac on Thursday July 15th. Samples were reportedly left in their vehicle longer than 8 hours. Levels were slightly elevated (18-48) but well below allowable limits (235).
- Solitude will treat the lake on Tuesday July 13th. Treatment is safe for humans and pets, signs have been posted.
- Current rainfall is excessive, John is monitoring the lake and dams and following the emergency procedure but there is no indication of any problems or issues
- Mike proposes a memorandum of understanding be drafted with Lake Bungee re: opening spillway, requiring discussion and notification between two lake boards so as to insure not only the safety of both lake properties but also due regard for the properties downstream of the Witches Woods spillway.
- Rob adds that while our dam is inspected every 5 years and is in good shape, Bungee dam may need attention. Mike will contact Bill Wagner, president of Bungee board.
- Text received from Glen H re: no word on sand delivery (Myles) to Crooked Trail beach

Building, Zoning & Appeals - Ray Bonneau

- Permit issued for a generator to 49 Crooked Trail on June 10, 2021

Safety, Rules, and Regulations - Bill Breslau

- Presents research on rewriting our current driveway ordinance, which is necessary as the town has no jurisdiction on the lake district property. Bill has been consulting with the town to develop similar wording such that any construction will not aggravate drainage and roadways.
- The goal is to improve communication and documentation so the homeowner knows their responsibility in drainage and culverts (as applicable) and will be responsible should any issues occur. Bill will clarify language to clearly put onus on the construction firm as contracted by the homeowner
- Discussion re: tree removal, tabled to next meeting

Roads – Rob Hannigan

- John Albright is scheduled to begin road grading next week, Monday, assuming weather will cooperate. Rob was provided his phone number and will meet with him regarding reworking roads, especially considering recent storms
- Bandage repairs were performed on Crooked Trail
- Piles of rock delivered to problem areas
- Some catch basins are in dire need of silt removal, cleaning is typically in August
- Recommends working in speed bumps to aid in proper drainage
- Suggests we look into the option of different size rock in certain parts of the roads to prevent rock from being washed into basins, etc

Communications - Phyllis Bonneau

- Updated phone list, correction to Maggie's number
- Adopt a Catch basin update, only one person has reached out
- Inform board of Glen's email re: Jack's memorial, will be posted on Next Door Neighbor, lake Facebook page
- Shared pamphlet (created by Phyllis and Sandy) for editing/comments to be sent to all in the district but specifically targeting new owners and renters, important information that many 'just don't know'.

Treasurer - Steve Leibowitz

- Review of payments and budget lines, 'we have a healthy budget'
- Waiting on final invoices (including grading)
- Brings forward the idea of budgeting future monies to repair roads correctly with an engineered plan, Mike reports that we have budgeted capital monies above and beyond regular maintenance money

New Business – Mike Moran

- See report of John re: lakes, dams, beaches

The next Board meeting is scheduled for August 2nd, 2021 @ 6:30PM.

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.
The vote was unanimous. Meeting adjourned at 8:17 pm.**