

## WPOA Board of Directors

### Minutes

#### September 9, 2024 Regular Meeting

1. Call to Order. Declare quorum. Salute flag.
  - a. Members present: Lary Brancato, Greg White, Jan Harlan, Holly Berry, Mary Cay Tasich, Mari Lynn Osburn
2. Approve minutes from last meeting. Jan made a motion. Holly 2<sup>nd</sup>. Unanimously approved.
3. Compliance Calendar- The Board will meet at 6pm on October 7, 2024, to draft the budget to be presented at the November meeting.
4. Financial report by Jan Harlan.
  - a. The Board has begun work with a new attorney to take action on collecting delinquent dues.
  - b. A copy of Jan's report if on file in the office.
5. Committee Updates
  - a. Security/Safety Committee - No report.
  - b. Maintenance report & Maintenance Committee – By Greg White. A copy of his report is on file in the office.

The Board needs to create parameters on what culvert repairs are covered by Woodhaven. There are numerous requests, and Woodhaven does not have the financial resources to fulfill them all.
  - c. Dam/Lake committee report – by Billy Heron. A copy of his report is on file in the office.

We have received the DCR grant and another matching grant totaling over \$2 million dollars for the dam project.
  - d. Bylaws/Covenants Committee – by Larry Brancato.

The Committee will meet on September 18, 2024 at 1:00 p.m.
  - e. Social Recreation Committee – by Jan Harlan. The Beach pavilion will remain open on weekdays through September.

The Board would like to streamline how the beach employees are handled and who they report to.
  - f. Tickler File – by Jan Harlan.

Pena Park is in need of maintenance. It is unclear who is responsible for upkeep and maintenance.  
Security cameras have been installed around the Woodhaven office and beach pavilion. They are also going to be installed at the Woodhaven workshop.  
Laurel and Jill are both currently working in the office part time to address member needs.
6. Public Comments: None
7. Executive Session: Personnel matters were discussed.
8. Board Comments: The next meeting will be held on October 7, 2024.
9. Adjournment. Jan made a motion. Holly 2<sup>nd</sup>. The vote was unanimous.

