

## WPOA Board of Directors

### Minutes

#### October 7, 2024 Regular Meeting

1. Call to Order. Declare quorum. Salute flag.
  - a. Members present: Lary Brancato, Greg White, Jan Harlan, Holly Berry, Jill Davidson, Mari Lynn Osburn
2. Approve minutes from last meeting. Jan made a motion. Mari Lynn 2<sup>nd</sup>. Unanimously approved.
3. Compliance Calendar- Two CD's are maturing in October and we will be renewing and locking in new rates.
4. Financial report by Jan Harlan.
  - a. The Board sent out Final Notice's to delinquent homeowners. There was a positive response in dues collected.
  - b. A copy of Jan's report is on file in the office.
5. Committee Updates
  - a. Security/Safety Committee -No report. Pena Park will soon have a sign "Play at Your Risk." Woodhaven currently pays for insurance on Pena Park.
  - b. Maintenance report & Maintenance Committee – By Greg White. Regular maintenance and mowing was completed. Rick Potter and Randy Robinson have been hired to assist the maintenance team. The culvert at the Toe Ink access needs repairs again. The Board will be looking at various bids for this project. A copy of his report is on file in the office.
  - c. Dam/Lake committee report – by David Smith. A copy of his report is on file in the office.

The Board is meeting with the bank on October 9 to discuss financing the dam project.
  - d. Bylaws/Covenants Committee – by Larry Brancato.

The Committee will meet on October 14, 2024 at 1:00 p.m. and plans to meet every two weeks after. They are hoping to have language finalized by November to present. The Board has been asked about tiny homes being allowed on our properties. That individual was referred to the County.
  - e. Social Recreation Committee – by Jan Harlan. The beach made \$279.75 this year. That money will go towards the Annual Trunk or Treat. Food trucks are scheduled in the upcoming weeks.
  - f. Tickler File – by Jan Harlan.

Security cameras have been installed and are monitored around beach pavilion and the workshop near the ball fields.
6. Public Comments: Kenny and Sharon Moskalski stated that there was a Cox wire dangling from the pole near their home. They were asked to call Cox about this matter.
7. Executive Session: Delinquent Accounts were discussed.
8. Board Comments: The next meeting will be held on November 4, 2024.
9. Adjournment. Greg made a motion. Holly 2<sup>nd</sup>. The vote was unanimous.