

Woodhaven Property Owners Association

Annual Meeting Minutes

March 25, 2024 7 PM

1. Establish Proof of a Quorum
2. Call to Order. Welcome. Salute the Flag.
3. Board Introduction
  - a. Larry Brancato-Vice President, Holly Berry- Secretary, Jan Harlan- Treasurer, Mary Cay Tasich- Interim Office Manager, Greg White-Maintenance Supervisor, Steve Clifton, Jill Davidson
4. Instruct Holders of Election to tally the vote.
5. Introduce Candidates for 2024 (3 vacancies)
  - a. Larry Brancato (Incumbent), Mary Cay Tasich (Incumbent), Mary Lynn Osborn
  - b. The three candidates were elected to the Board. Larry Brancato received 54 votes. Mary Cay Tasich received 52 votes. Mary Lynn Osborn received 51 votes.
6. Guest Speakers- Ron Stiers District 4 Supervisor New Kent County
  - a. The proposed New Kent County budget includes language to raise real estate taxes approximately 7%.
  - b. The Board of Supervisors denied our request for dam funding. WPOA may request funding from the CVTA fund for road projects in our neighborhood. The Board sent in a request for New Kent to assist with the culvert repair funds. The CVTA fund has over \$7 million.
  - c. Delegate Scott Wyatt has been contacted by Ron Stiers and David Smith in an effort to find state funding for the dam.
  - d. Publix grocery store will be built near the New Kent Winery. Publix purchased a 27 acre parcel.
7. Approve Minutes from March 27, 2023. Holly made a motion. Jill 2<sup>nd</sup>. Unanimously approved.
8. Financial Report- Jan Harlan
  - a.
9. Manager's Report- Mary Cay Tasich
10. Maintenance Report
  - a. Maintenance cut grass in all the public areas, maintained the beach and the dam. The dam valve is consistently monitored and has been upgraded to include a solar power valve system that makes opening and closing the valve much easier. This is very

important since we have seen record levels of water in the lake due to increased amounts of rain and runoff from nearby development. Maintenance responded to numerous calls throughout the community in regards to trees/debris/and drainage ditches. WPOA Maintenance is always willing to assist with drainage issues as they relate to the overall health of the neighborhood. However, it is important to remember that if you cause your drainage ditch to become clogged (by raking leaves or other things) you are responsible for clearing that drain. WPOA will not be responsible for assisting. Maintenance has also been responsible for ensuring that the culverts are working properly and keeping the drains clear from debris and beaver dams. Maintenance created some structures out of rebar to ensure that the drains aren't clogged with large debris. Overall, our maintenance team of two people complete about 150 hours of work per month in the neighborhood.

11. Lake and Dam Report- Billy Herron

- a. The Dam Committee continues to track dam compliance dates and submits required reports to the Department of Conservation and Recreation (DCR).
- b. The dam was inspected by professional engineer David Krisnitski. The dam is in good condition. Many crayfish holes were located along the dam. These holes were filled by Dam Committee members with a concrete solution to prevent dam erosion.
- c. Woody vegetation was removed from the back of the dam by Dam Committee and the Maintenance personnel.
- d. The Dam Committee met with Ron Stiers and Rodney Hathaway and was informed that there was a good possibility the County could fund the dam project with the road taxes the county collected.
- e. At the March BOS meeting WPOA asked the BOS to help fund the dam project. WPOA will receive 2 grants, one from the federal gov., the other from the state gov., that would pay for approximately 90% of the project cost. The BOS decided the county is not a lending agency and took no action to fund the dam project.
- f. The Dam Committee has reviewed the plans and specifications for the dam project and submitted comments to the engineer.
- g. WPOA has submitted the dam project grant application to DCR to obtain the grants. The grant application states WPOA is seeking financing for this project. The WPOA Board is working with a bank to obtain the financing.
- h. Delegate Scot Wyatt is looking for ways WPOA may get financing for the dam.
- i. A tabletop exercise was conducted with New Kent County and the report filed with DCR.
- j. The Emergency Action Plan (EAP) was updated and submitted to agencies and organizations that retain a copy of the EAP.

- k. A letter was sent to the Virginia Department of Transportation (VDOT) notifying them that Kent Lake was impacted with heavy sedimentation when I64 was constructed. WPOA requested that VDOT take steps to ensure sedimentation is controlled during the lane expansion on I64. VDOT responded that I64 was installed before the Clean Water Act that now requires sedimentation control.
12. Soc/Rec Report Amanda Weidenhamer
- a. This years Easter Extravaganza will be hosted at Pena Park. There will also be a pre-summer potluck, date TBD. There will be a Trunk or Treat around Halloween.
  - b. All of the previous beach employees will be returning this year.
  - c. Amanda has arranged for a food truck to be in Woodhaven on March 28. If successful, more food trucks may be arranged in the future.
13. By-Laws Committee- Larry Brancato
- a. Article 11 change vote. We need to combine the 2001 and the 2012 By-Laws. Then the Board will have more authority to raise WPOA dues if necessary and enforce the required payment of said dues. The current rate at which WPOA residents are billed for their dues reflects rates from 2006.
  - b. Minutes from the 2012 Annual Meeting reflect that those bylaws were lawfully adopted.
  - c. The By-Laws need to be separated from the Covenants.
  - d. A vote was held to adopt the new 2024 By-Laws and was approved with 67 votes from the members.
14. Firewise- Steve Barnard
- a. WPOA members may submit their Firewise activites to Steve or to the WPOA manager. Activities include: trimming trees, clearing trees/debris, clearing leaves and anything else that may prevent fire from starting or spreading in the neighborhood. We need one hour per house every year to meet our goal. If enough hours are clocked, WPOA may be eligible for grant money to go towards our budget. We are working to add Firewise to our website so that members may add their hours that way.
15. Public Comment (3-minute limit)
16. Adjournment. Jan made a motion. Jill 2<sup>nd</sup>. Unanimous.