

Woodhaven Property Owner's Annual Meeting

March 25, 2025

Providence Forge Community Center

President, Larry Brancato, called the meeting to order at 7:30pm, welcomed the members, and led the salute to the flag of The United States of America. Established proof of Quorum

Introduction of the Board members: President Larry Brancato, Vice-President Holly Berry, Treasurer Mary Cay Tasich, Maintenance Supervisor Greg White, Office Manager Jan Harlan, Secretary Mari-Lynn Osburn, Jill Davidson.

Members were provided with the Minutes to the 2024 Annual Meeting. Randy Buchanan made a motion to accept the minutes as presented; motion was seconded by Larry Heath. All present were in favor.

The President introduced the six candidates for five vacancies on the board: Holly Berry (incumbent); Willbur Collins; Paul Grinter; Jan Harlan (incumbent); Sharon Moskalski; Greg White (incumbent). The President instructed the Holders of Election to tally the votes for candidates for the board.

Expected Speaker of the evening, District 4 Supervisor-Ron Stiers, could not make it.

President's Address by Larry Brancato- At this time last year we outlined goals for the year. They included more transparency, community engagement and neighborhood improvement.

As for transparency we have enhanced our monetary system to insure two board members are always involved in handling of money and accounting. Proper notice is given for all meetings on our web site. Meetings are videoed and minutes posted on our site www.Woodhavenshores.com . Our By-laws committee has gone over the by-laws in an attempt to make minor correction and clarify processes.

We are trying to engage the membership to take part in community events. We brought back the Boat Parade this year with great success. Members are encouraged to volunteer for any of our committee's and offer suggestions on how we can improve.

Maintenance is working hard to clean up the common areas so we all have more access to the lake. They have done so much clean up that the neighborhood looks better than it has in a long time.

These goals will continue this year.

Report on the Firewise program was given by Steve Barnard. This program is through the Virginia Department of Forestry. The program continues to be a success in the neighborhood. We were approved for a \$10,000 grant this year. We just this month used it to have a tree company, Milhorn's, come in and do trimming and cutting that was too high or dangerous to have our maintenance department attempt. Steve reminded us that we stay in this program thanks to all of our volunteer hours. We log hours by clearing our properties of over-growth and dead branches, limbs and leaves. This reduces our risk of fire. A log for volunteer hours was passed around and is also available on our website.

Financial Report was given by Treasurer, Mary Cay Tasich. (full report on file in office) We have collected about 80% of fees past due. The office and board are working diligently on the other 20%. We have had legal advice on how to go about this properly and will start our first lien processes soon.

We are also taking all possible measures to find a way to fund the dam re-building. We have not found a solution. We have instituted a 10% increase in yearly fees as allowed by our by-laws.

Maintenance Report by Greg White. (note: Greg's position as Maintenance Supervisor is a volunteer position). Greg complemented his maintenance team. They have worked particularly hard at clearing brush and over-growth this year. They are also working on clearing our common areas so we can enjoy them more. Much of the brush was mulched and added to the playground at Pena Park. And of course the team is always mowing, filling pot holes, unclogging culverts, maintain dam valves and maintaining signage along with beach and office areas.

Lake and Dam Report given by Billy Herron. Report on file at the office.

Entertainment Committee Report given by Holly Berry in Amanda Weidenhamer's absence-Food truck nights have been going well and will continue. Food truck date are listed on the website. There will be the annual Easter Egg hunt at our beach on 4/12 at 10am.

Holly then spoke as our Vice President on our successes and challenges this year. This board has worked very hard and put in many volunteer hours to improve the running of our POA. We have added two office workers to our staff, thus increasing office hours and making us more accessible. We have added a part-time maintenance worker and maintenance is doing a fantastic job. We have added a Security Committee to help insure those using our amenities are our members and that signage clearly communicates necessary rules and regulations.

Two big challenges we are still working hard on, are financing our mandatory dam rebuilding and collecting past due fees. Many hours have been put in on these matters and we will continue to work for you.

Jan Harlan reported on Hawkins Field as many members have asked who owns the field and who maintains it. The Field is still owned by the Hawkins Family. They pay the WPOA fees. Woodhaven pays \$2000/yr to lease the area with the stipulation that the New Kent Girls Softball League gets priority on use of the fields. They maintain the fields and we maintain the rest.

The Holders of Elections announced the results of the election. Wilbur Collins, Greg White, Holly Berry and Jan Harlan were elected to the board.

President Larry Brancato then spoke on the two issues to be voted on tonight.

1. By-laws revisions . The changes were posted on our website and notice given on the impending vote.
2. The Board has proposed a 15% rate increase for 2026 dues. We have not increased rates in a very long time and we really need to come up to speed with the cost of living. Per By-laws the Board can increase dues by 10% without putting it to a vote. But we feel more is needed.

Public comment was held on these two matters before voting.

A motion was made by Mari-Lynn Osburn to accept the changes made to the by-laws. Motion seconded by Mary Cay Tasich. The vote was 59 in favor; 1 opposed. Vote was passed.

A motion to increase the dues by 15% for 2026 was made by Mary Cay Tasich. Motion seconded by Greg White. The vote was 58 in favor; two against. Vote was passed.

Motion made by Randy Buchanan to adjourn the meeting. Motion seconded by Wilbur Collins. All approved. Meeting adjourned at 8:47pm

