

WOODHAVEN PROPERTY OWNERS' ASSOCIATION
BOARD MEETING, JUNE 9, 2025

6:59 Call to order
Pledge of Allegiance
Quorum established

Board members present: Holly Berry-President, Jan Harlan-Vice Pres. ,Larry Brancato-Treasurer, Mari Lynn Osburn- Secretary, Greg White (remote), Jill Davidson, Paul Grinter

Motion made by Jill Davidson and second by Holly Berry to approve the minutes of the May board meeting. Everyone reviewed by email. All present were in favor. Approved.

Compliance calendar- Currently good until August.

FINANCIAL REPORT by Larry Brancato-

We collected approximately \$10,000 in dues in May
We have approximately \$12,500 in the checking account
\$40,000 in Money Market
\$304,000 in CD accounts which were renewed for 7 months as that offers the best rate right now.

COMMITTEE UPDATES

Maintenance Report – by Wilbur Tate/Greg White

There was less beaver activity this month (one beaver was found dead). But necessary clean up and clearing of the grates still amounted to 18 man hours.

Sand added to the beach.

More tree trimming, ditch clearing, dam monitoring.

The Dam valve was opened and closed 9 times this month due to all the rain. It is working great. Wilber asked if maintenance could have more information on the procedure if the road must be closed. It is quite complex on who to notify. And what if David Smith and Paul are out of town? Jill printed a copy of the procedure for the Maintenance Department. (full report on file)

Security Report – by David Smith

Vandals removed a couple of unpopular (But necessary) signs from the spillway. They will be replaced.

Many members are forgetting to put a pass in their windshield at the beach. Options such as having the beach attendants monitor this were discussed. But we will do some thinking on this to determine action.

One vehicle has violated the pass procedure (or maybe from outside WH) four (4)

Times. We could go to the county for a Notice of Trespass procedure but what is the point if the Sheriff's department has never been able to help us. David is going to set up another meeting with the NKSO. He wants a clearer understanding of why this is not handled as a basic Trespass. Why any difference because we are a POA?

The Office personnel are going to make up badges for the Security Committee members so people can see they are WPOA authorized.

(full report on file)

Dam Committee Report – by David Smith

Reiterated that emergency procedure has been shared with the Maintenance Department so there is always someone present who knows what to do.

A dam workday is being planned for late June or July to address maintenance needs and fill some holes in the structure.

There was a public question on dam replacement status. President Holly Berry reminded everyone that the Dam project is tabled for now. We cannot get approved for the loan we would need from the bank to pay for project until reimbursed from the grant. We are looking into establishing a special tax district that would tax members for the monies needed. But that process is not quick and cannot be done in time to use the current grant. May need to apply again in the future.

Rules and Regulations Report- by Larry Brancato

Committee consists of four members and Larry. The first meeting will be Tuesday June 17.

Social Recreation Committee-
Nothing to report

Firewise Committee-

President reminded us to log hours. We will try to set up an on-line system but use forms for now

Mari-Lynn Osburn made a motion to formally establish a “*Neighborhood Involvement Committee*”, Jan Harlan second the motion. All present were in favor. This committee, headed by Paul Grinter, has already been hard at work. They were instrumental in the building of the new T- doc. This committee gives all members of the community a chance to use their skills and help out on projects in Woodhaven.

TICKLER FILE

Paul Grinter wanted to get some input on how to prioritize some possible projects (these projects will often be worked on by our maintenance department and Neighborhood Involvement Committee) These projects include:

- Replacing the small Kiddie doc at the beach which is in disrepair**
- Get ice machine in pavilion working** (maint. will do this)
- pressure wash the pavilion
- minor repairs on outside of the pavilion
- paint inside and out of pavilion
- replace ceiling fans in pavilion
- solar lights along edge of water at beach
- Work on posting boards at entrances 1 and 3 (move hinges to sides for easier**

access

Jan Harlan made a motion to replace the kiddie doc with trex board (low maintenance). Holly Berry second motion. All present were in favor.

Work to be prioritized is highlighted above.

Maintenance Department is also asked to repair the light in the back room of pavilion and put a lock on the money box kept there for concessions.

We have not gotten any response from the County on our request to set up an Ad Valorem Tax District yet.

The new diving platform installed at the beach seems to be a huge success. This platform was almost entirely paid for with an anonymous donation of \$10,000. **A special meeting was held in May with eight board members present. The size and type of platform was approved by a vote of five in favor and three against.** The final bill was \$12500. WPOA paid the remainder above \$10,000.

PUBLIC COMMENTS

A WPOA member said that she and her son have been told that they cannot store their Jon Boat at a small access near the dam. Minor Child cannot get his boat to the water otherwise. She does not see where this is against the Rules and Regs. This matter keeps coming up and we may have to find a solution but for now members are not allowed to store boats in the common areas or on WPOA properties. Larry has made a note to address this with the rules and regs committee.

Jill Davidson made a motion to adjourn. Motion second by Jan Harlan. All in favor. Meeting adjourned