

WOODHAVEN PROPERTY OWNER'S ASSOCIATION BOARD MEETING

September 8, 2025

Board Members present: Larry Brancato- Treasurer, Holly Berry-President, Jan Harlan-Vice President, Mari- Lynn Osburn- Secretary, Jill Davidson, Mary Cay Tasich, Paul Grinter and Wilbur Collins.

Called to Order 6:58

Pledge of Allegiance

Quorum Established

Nothing on the compliance calendar

Financial Report by Mary Cay Tasich

current accounts total	\$531,674.21
Year-to-date expenses	\$215,905.21
Outstanding fees	
Including this and past years	\$275,391.80

Report available in the office for review.

Mary Cay also updated us on efforts to recover delinquent dues. Eight liens have been placed; ten more are ready to place; 10 more certified letters have been sent (which begins the process). And we are doing better communicating with realtors on paperwork that needs to be done at sale.

Maintenance Report by Wilbur Tate

The maintenance department is beginning its fall and winter projects. Routine trimming and mowing are ongoing. The beach pavilion will be winterized when bingo is over. The department is also working on noting any new signs that are needed and replacing older ones, including street signs and stop signs, ensuring all signs meet Department of Transportation (DOT) requirements.

Additionally, the maintenance department requested the purchase of a simple computer, such as a laptop, to be used in the shop. This would help staff research and find the best prices on materials and equipment without needing to go to the office.

Holly Berry made a motion to approve up to \$500 for a computer for the maintenance department. Second by Jill Davidson. All Board members present approved.

Dam Report given by David Smith

We need to formally decline the grant by sending a letter to DCR as we cannot secure the funds we need in time for this grant. David and Holly will work on the letter. Also we should touch base with Delegate Wyatt before session starts about the letter we sent him suggesting ways he might help with our dam repair financing that could also help others facing this situation. Holly will do this before session starts because once it starts delegates get too busy.

Security and Safety Committee Report given by David Smith-

The meeting with Sheriff Guerin of the NKCSO on August 20th was very informative. We had given him our questions and concerns before the meeting, and he really did his research to address these matters. We should send a thank you note (we will). Sheriff Guerin did find the resolution made with Woodhaven in 1989 allowing law enforcement to come into Woodhaven and enforce laws against reckless driving.

S. Guerin said that go-carts, four-wheelers, dirt-bikes and such are not legal to drive on any roads in the county. Neighborhoods should be designated as golf-cart communities but the driver must still have a driver's license.

S. Guerin recommended posting towing signs to warn people they will be towed at their own expense if they are in any of our common areas without being paid members.

However S. Guerin did recommend we speak to an attorney about owners of lake front property who continue to use docks, boats and the lake when they are behind on dues. Holly suggested we come up with all our questions before consulting with an attorney.

There was some conversation about starting a neighborhood watch also. Just considering at this time.

Rules and Regulations Committee reported on by Larry Brancato-

The committee meets tomorrow. There is more to work on as we incorporate the information learned from Sherrif Guerin.

Recreation and Events report given by Sharon Moskalski-Free ice cream is over. It went well and participation grew by the end. Now we are having Bingo at the beach on Friday

evenings, and the first one was very well received. This Halloween we will be having a Fur Baby Costume parade. Details to come.

Minutes of the August 11, 2025 meeting (were moved on the agenda as the office made copies for us). Holly Berry made a motion to approve the minutes. Motion seconded by Mary Cay Tasich. Approved by all.

TICKLER FILE:

Towing signage- As recommended by NKSO we are going to put up signs at the dam and the beach/T-dock areas making it clear Non-members will be towed at their expense if using our common areas. Sid's Towing Service will be on the signs so anyone towed knows where their vehicle has gone. Violators should contact Sid's, not the office. There is no expense to Woodhaven, nor would we make money from this.

We then discussed how this would be enforced. Would it be after one or two violations? If so how would we track it? Maybe violators get no warnings. Rules and Regs and Security will work on details.

Ad Valorem Tax District- As we work on getting help from the county or state to repair the Dam as mandated, we must move forward with applying for an Ad Valorem tax district. Because there are no guarantees on assistance we must work on all possibilities. Holly has been looking into this to learn the process. We do know we will need 51% of our members to agree with the tax district.

Wilbur Collins made a motion to start the application for an Ad Valorem Tax District. Holly Berry seconded the motion. All were in favor. Holly Berry will be working on this.

No public comments

Board comments- Jill Davidson mentioned how often she hears that fishing is not as good in Kent Lake as it used to be. Could we think of re-stocking the lake. General opinion is that it is a very low priority with all we have going on but that we would be open to hearing how this would work if someone wants to gather information.

Wilbur Collins made a motion to adjourn the meeting. Mary Cay Tasich seconded the motion. Meeting adjourned at 8:16.