

## WOODHAVEN PROPERTY OWNER'S ASSOCIATION BOARD MEETING

November 10, 2025

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

Called to Order 7:00 p.m.

Pledge of Allegiance

Quorum Established

Minutes of the October meeting have been read by the board. Motion made by Holly Berry to accept the minutes as presented. Second by Jill Davidson. All in favor.

Financial Report given by Mary Cay Tasich-

Primis Bank – MM & Cking Acct Balance = \$254,701.23 CD Balance = \$39,782.80

C & F Bank 2 CD's Balance = \$100,438.24

Liens Place - \$93,058.04 – Pd Liens - \$2,369.80 = \$90,688.24

Outstanding Dues owed to date = \$266,232.92 for 2025 and prior years

YTD Expenses = \$259,697.84

YTD Collected = \$273,422.34

2026 Budget presented by Jan Harlan-

Proposed 2026 is \$269,103; 2025 was \$270,000. The difference being some expenses that are not expected next year. Spread sheet was provided for Board members. There was discussion about it and we need more time to look it over. Members will do so and we will vote on it at the next meeting.

Maintenance report given by Greg White-

Grass mowing is done for the year. Trimming still ongoing. Crew is keeping leaves clear of drainage areas and fighting beaver damage. Two incidents occurred this month:

1. On 10/30 a vehicle ran off the side of the road on the dam. It took out five posts and the cable will need to be replaced. Maintenance is going to use a new system to make the cable stronger. Also Mary Cay and Wilber Tate are working on the insurance claim for materials and labor.
2. There was a substantial water line break on Washington that was fixed on a Sunday.

Safety and Compliance Committee report from David Smith given by Holly Berry- (report on file with minutes) Committee still requesting name change to Neighborhood Watch Committee that they feel better represents what they do. Some Board members feel the use of Neighborhood Watch connotes a community based program where residents work with law enforcement to prevent crime and make the neighborhood safer by reporting suspicious activities to law enforcement. This seems much more invasive and may not be taken well by the homeowners. Our committee is concerned with common areas. Not policing our neighbors properties. Although a motion was made to change the name to Safety and Compliance Committee this had already been done last month.

Dam report- by David Smith (report on file)

The accident that occurred at the dam was covered in the maintenance report but David also reported the incident to the DCR as required.

WPOA should receive reimbursement from the engineering costs under the grant soon.

It turns out Delegate Wyatt is not OUR delegate. But he did respond to our letter and said he would help in anyway he could. Holly will send a letter to newly elected Delegate Anderson. Holly is addressing every possible path forward including low-interest loans from the county (which still might not be workable), CVTA fund availability, county paying and the Ad Velorum Tax District. Holly is going to work on an informational handout about Ad Velorum Tax Districts for the members as it is our most likely option at this time.

Social and Recreation report by Sharon Moskalski-

Bingo has finished up. Crowds were not huge but all who came really enjoyed themselves. It did break even. We definitely plan to do it again.

The Fur Baby Parade was not very successful. Next year we hope to find a Halloween event for all that works better.

We will be organizing another Boat Parade event and a committee will meet soon.

Firewise Report given by Steve Barnard (via zoom)-

We need to submit our application for renewal for the Firewise program by November 21 and he needs Maintenance's hours for the report please. We seem to be on track for

another possible grant this year. Steve also recommends we schedule a Firewise work day. Maybe we could rent a chipper for the pile building up near the dam? We will look into that.

#### Tickler File-

- The Hawkin's Family (through their trust) is offering to gift us the Ball Field area, with the stipulation that we continue to use the Hawkins name and that New Kent Girl's softball always have priority on the fields. The \$2000/year we spend on rental now would be about equal to taxes we would pay as owners. A motion was made by Wilbur Collins, second by Paul Grinter to go forward with paperwork and consider this change. Six in favor, two opposed. Motion passed.
- Clarified that we cannot raise the dues for use of the common areas from \$25 - \$40. It can only be raised by 10% per our By-Laws. No increase at the moment.
- Kent Lake will be lowered this year giving members a chance for dock repairs or shoreline maintenance. This will start on January 5, 2025. All work should be finished by March 2

#### Public Comments-

Member, Nick Armburst, presented a letter and spoke on the possibility of changing the name of Broadus Park (one of our common areas) to Mr. Lewis Landing. Mr. Lewis was a long time resident who embodied the term neighbor. He knew everyone, helped with anything needed and taught the children how to fish and learn about nature.

Preliminary research has been done and nothing can be found about the original naming of Broadus. Concern is that we don't want to offend past residents honored with the names. We are going to post something on the website to see if anyone has more info on the history or has thoughts on this.

The Board then went into a closed executive session.

Wilbur Collins made a motion to return to regular session. Holly Berry second motion. All in favor. No votes to record from Executive session.

Wilbur Collins made a motion to adjourn, second by Holly Berry. All being in favor meeting was adjourned at 8:48.

