

WOODHAVEN PROPERTY OWNER'S ASSOCIATION BOARD MEETING

December 8, 2025

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

Financial Report given by Mary Cay Tasich-

Primis Bank – MM & Cking Acct Balance = \$, CD Balance = \$

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

Outstanding Dues owed to date = \$276,000 for 2025 and prior years

YTD Expenses = \$

YTD Collected = \$

Thirty-three liens have been processed against delinquent fees. Twenty more in the works. Twenty-three past due accounts are over \$1000. The office has started what they can. For some accounts we will be consulting an attorney on how to proceed. Our goal for 2027 is to collect on these past due accounts.

COMMITTEE UPDATES

Maintenance report given by Greg White-

Normal maintenance continues. They have put up signs, done trimming, spread dirt and battled beavers. They are getting new tires for the F-250 next week. Trailer tires will wait till after the first of the year.

Safety and Compliance report by David Krisnitski/Holly Berry-

As reported towing signs have been put up.

Damn Report by David Krisnitskiski/Holly Berry-

David Krisnitski was notified that the Conditional Certificate, which allows WPOA to operate the dam, required renewal. Mr. Krisnitski completed the application and submitted it to WPOA for signature and payment.

WPOA submitted the required documentation to DCR to request reimbursement for the dam spillway engineering costs. Please notify David Smith if the reimbursement check has not been received.

Rules and Regulations committee report by Larry Brancato-

The committee has finalized it's work. Some changes to our By-Laws were also needed as a result of Rules and Reg. changes. Larry provided excellent charts for Rules and Regs and By-Laws which show the current version/proposed version/practical impact of the change. We will give the Board members more time to review. Rules and Regulations must be approved by the Board and By-Laws will need to be voted on by the full membership at the Annual Meeting in April.

Social and Recreation- no report but our Christmas Event will be December 13th from 3:30-5:00 at the beach pavilion.

No Firewise news to report.

TICKLER FILE

President, Holly Berry, presented the Q & A sheet she made up to explain to all members what an **Ad Valorem Tax District** is and why it may be our best option to pay for the dam. The Q&A form will be posted on our website soon.

Vice President Jan Harlan had presented the proposed **2026 Budget** at our last Board Meeting. Some wanted more time to review it. Jill Davidson made a motion to accept the 2026 Budget as proposed. Holly Berry seconded the motion. All Board members were in favor.

April 6, 2026, is the date for our Annual Meeting. Procedures are being finalized by the office and Voting committee.

The **lowering of the lake will begin January 5, 2026.** This is done periodically so people can do any necessary repairs to the sea-walls or docks.

We are still gathering questions we need to consult an **attorney** on. This is to assure the best and quickest (cheapest) use of time when meeting with an attorney.

No PUBLIC COMMENTS

Board Comments- Jan Harlan wanted to point out that there are two lots just down from the office that Woodhaven owns and maybe we could think about selling them. It was a new thought to most of us. It will be discussed again.

The public was adjourned so that the Board could go into Executive Session. Executive session called at 7:38.

Returned to regular session at 7:45. Holly Berry made a motion to give a holiday bonus to all employees. Jan Harlan 2nd the motion. Seven in favor, one abstention. Motion passed.

Jan Harlan made a motion to adjourn the meeting. Mary Cay Tasich second the motion. All in favor. Meeting adjourned at 7:48