

WOODHAVEN PROPERTY OWNER'S ASSOCIATION BOARD MEETING

January 12, 2026

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 December 8, 2025, were distributed and read by all Board members. Jan Harlan made a motion to accept the minutes as read. Mary Cay Tasich second the motion. All were in favor. Motion carried.

Financial Report- by Mary Cay Tasich (figures are rounded)

We have three certificates of deposit:

(2) at Citizens and Farmers totaling approximately	\$112,000
(1) at Premise for earmarked for the dam)	\$39,000 (these monies are
Money Market (which matured on December 31)	
totals approximately	\$236,000
2025 payroll total was	-\$128,000
2025 money spent for the year was	-\$277,000

Mary Cay also explained that we could save money on credit card processing fees (for collecting dues). We would still use Card Point but just through another link. Office has approval to do so.

Maintenance- by Greg White

In addition to sanding and maintaining the roads during two snow events the department has winterized the beach pavilion, removed more brush and replaced a few more street signs. When the lowering of the lake is finished, they will be working on the boat ramp and water's edge. When discussing the lowering of the lake remember it is an inexact science due to the weather. We know we cannot lower the lake more than 6 inches/day. You cannot say just what level is needed. Maintenance will monitor the lake.

And we will reevaluate the situation at the February meeting. We will stop lowering as soon as possible.

Safety and Compliance Report- by David Smith

A vehicle was towed from the gravel lot at entrance one. It was a member who had not paid his \$25 membership fee and therefore was not authorized. The gentleman has now asked, through the office, for reimbursement of the \$175 it cost him. Jan Harlan made a motion that we do not refund his money. Holly Berry second the motion. All present were in favor. Motion carried.

Dam Report- by David Smith

The DCR is taking applications for 2026 grants which are 70% grants as opposed to the 50% grant we had previously been awarded. It would cost approximately \$500 for the application. We must decide if we are going to apply. We also need to formally decline the 2025 grant we had received.

Jan Harlan made a motion that we do not apply for the new grant and to send the DCR a letter explaining why we could not accept the 2025 grant. Mary Cay Tasich second the motion. Seven board members in favor, 1 opposed.

After a bit more discussion it was decided we need more thought about whether to apply for the grant. It might help show our good faith in doing all we can. Jan Harlan rescinded her motion. Mary Cay Tasich second the rescinding of the motion. All were in favor. We will revisit this at the next board meeting.

Rules and Regulations Committee Report- by Larry Brancato

The final Rules and regulations revisions will be ready at the February meeting. The committee also made minor changes to the bylaws that were affected by the rules and regulations. The rules and regulations changes will only need to be voted on by the Board. Any by-laws changes need to be voted on by membership.

Recreation Report - by Jill Davidson

Although attendance was low, we had live music, lots of cookies, a fire and even Santa. All who attended had a festive time.

Firewise report- by Mary Cay Tasich

There is no actual report this month except to say we received another \$10,000 check from Firewise that we were not expecting. We are holding on to it until we confirm that we are due more grant money this soon.

Tickler File

-Membership fees are due on March 31, 2026. Now through March 31st both green (2025) or orange (2026) passes are valid to show membership.

-Our annual meeting is April 6, 2026.

-Mary Cay Tasich reminded us to submit any questions for attorney, we will be scheduling, to the office or Mary Cay.

Mary Cay Tasich made a motion that surveillance signs be put up in areas we have cameras. Holly Berry second the motion. All were in favor. Motion passed.

Public Comment-

Member, Nick Ambrust, inquired if a decision had been made about changing _____ common area to "Mr. Lewis landing"? we had asked the public through our website if anyone knew how original names were chosen. We did not get any feedback. And we did do research to see if we had any documents that shed light on this. No one knows. Jan Harlan made a motion that it is OK to change that name to Mr. Lewis landing. Holly Berry seconded the motion. All were in favor. Motion passed.

The public was dismissed and the Board went into Executive Session at 8:15. A personnel matter was discussed. No motions were made,

Holly Berry made a motion to return to regular session at 8:21. Jan Harlan seconded the motion. All in favor. Motion passed.

Holly Berry made a motion to adjourn the meeting. Jan Harlan seconded the motion. All in favor. Meeting adjourned at 8:22.