

WOODHAVEN PROPERTY OWNER'S ASSOCIATION BOARD MEETING

February 8, 2026

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

Call to Order 7:00 p.m.

Pledge of Allegiance

Quorum Established

Minutes of the January meeting have been read by the board. Motion made by Jan Harlan to accept the minutes as presented. Second by Holly Berry. All in favor.

Financial Report given by Mary Cay Tasich-

We have now received \$28,000 back from the 2024 dam grant. There was discussion on where to deposit those funds. Our Money Market (\$40,000) and our smaller CD at Citizens and Farmers (\$38,000) are both maturing soon. It could be added to either one.

Wilbur Collins made a motion to put the \$28,000 in the Money Market account (earning higher interest). Jan Harlan second the motion. Motion passed.

Assets taken in since the first of the year total	\$ 70,000
Expenditures this month	\$ 20,000
Total of all assets	\$479,000

Claim for \$9000 has been submitted to insurance company fom recent accident causing damage to the dam.

Maintenance Report given by Greg White-

While the lake is lowered maintenance has worked on dredging sand back on to the beach and clearing the boat ramp. After the snow/ice event the crew spent a great deal of time sanding the roads and pushing snow. They were often slowed down by equipment problems.

This led to discussion on all our aging equipment, including truck and trailer. The Board requests a list of what we have and conditions. We will discuss this again.

Maintenance also wanted to know when they will be able to keep the valve closed on the dam. There are still some members working on their waterfront. We can go until February

23. After that we must let the lake refill before spawning season. This will be posted on our website.

Safety and Compliance report by Holly Berry-

Two vehicles without membership passes were towed from common areas this month.

Dam report by Holly Berry-

The President's letter to Delegate Jessica Anderson, introducing Woodhaven Shores and explaining our dam situation, will be sent this week.

Wilber Collins made a motion to proceed with the 2026 Grant application, with a \$1000 cost cap. Motion second by Greg White. Motion passed. NOTE: our situation has not changed, but applying shows DCR that we are trying everything we can and are keeping all options open.

Rules and Regulations report by Larry Brancato/Holly Berry-

Larry had provided the Board with the final Rules and Regs changes. Jan Harlan made a motion to approve the changes, Paul Grinter second the motion. Motion passed.

To remain consistent with the new rules and regulations there are a few minor changes to the By-Laws. The Board has been provided with these changes but they must be approved by a vote of our members. This vote will be at our Annual meeting on April 6th. On March 9th at 6:30 members are invited to comment on the changes.

Firewise report given by Steve Barnard-

Firewise only shows sending us one \$10,000 check. But we have received two so Steve will check with the Department of Forestry. Renewal for the fire wise program has been done. We will not receive a grant every year so perhaps we should skip this year's application? Consensus was, yes we will skip this year.

TICKLER FILE

- Edits were suggested to the Ad Valorem Tax District explanation for the members. It will be added to the mailing for the annual meeting so that it may be discussed at that time.
- Two foreclosed houses were sold this month by the county. We have no choice but to write off past due amounts for those two properties.
- More discussion was held on the gift of Hawkins field to Woodhaven. The Board is not happy with the stipulations stated in the contract. No action taken.

- Documents are being readied for the annual meeting. Volunteers needed on February 26th at 6:00 PM for stuffing envelopes for the mailers to members.
- We are still compiling questions for a meeting with our attorney. Meeting has not been set yet.

PUBLIC COMMENT

Wes Wilkes suggested we point out on the Ad Valorem explanation that all property values will drop if we do nothing.

Keith Harrigan thanked Maintenance for the great snow removal work.

The President dismissed the public and called an executive session at 8:07. No action was taken. 8:08 Executive session ended.

Meeting adjourned at 8:09.