

Woodhaven Property Owners Association (WPOA) Board Meeting Minutes

Date: May 11, 2026: **Location:** **Call to order:** 7:00 PM

Call to Order / Opening

- **Board members in attendance:** Holly Berry, Larry Brancato, Mari Lynn Osburn, Mary Cay Tasich, Jill Davidson. John Lloyd, Greg White
- The meeting opened with the Pledge of Allegiance.
- Holly Berry introduced herself and noted the presence of community members.

Item 6A: Hawkins Field (New Kent Girls Softball League)

Discussion:

- WPOA has acquired Hawkins Field. The field will remain the primary home for the New Kent Girls Softball League.
- **Lighting Project:** The league is developing a full project proposal including photometric (light dispersion) drawings to ensure lighting stays contained within the fields and minimizes impact on neighbors. Lighting will be installed one field at a time, starting with Field 1. Estimated cost: \$50,000–\$100,000 per field. Practices/games expected to end by 8:00–8:30 PM.
- The board and neighbors will hold a meeting once the complete proposal and light study are ready.
- **Field 4 & Parking:** Plans to create a new Field 4 and convert existing parking areas. A new gravel parking lot will be developed on the grass area off Birch Road (near the water tank). This is expected to **increase** overall parking capacity.
- **Street Parking & Towing:** Discussion about ongoing issues with visitors parking on neighborhood streets. The league requested assistance with enforcement. The board agreed to install proper towing/SIDS signs. Neighbors can contact league representatives (Brian, Jerry, Rich, etc.) to report violations.
- **Trash:** Maintenance requested better enforcement of coaches emptying trash cans into the dumpster after games. The league agreed to address this.
- **Gravel Road Speeding:** Request for speed limit signs or other traffic calming measures on the gravel road between fields and the park. Deferred for further review by maintenance.

Action Items:

- League to provide complete lighting proposal and CAD drawings of parking/fields.
- Board to install towing signs and coordinate with safety team.
- League to improve post-game trash management.

Approval of Previous Minutes

- Motion to approve April 13 minutes made by Holly Berry— **Approved** as presented.

Financial Report

- Combined accounts: ~\$430,000 (includes CDs).
- ~\$200,000+ earmarked for dam project.
- Expenses and payroll tracking in line with budget.

Safety & Compliance Committee

- Motion made by Mari-Lynn Osburn to add **Ed Schuler** and **William Clark** to the Safety & Compliance Committee - **Approved** (unanimous).
- Committee reported positive progress using SIDS; fewer trespassing issues.

Dam / Emergency Action Plan (EAP)

- Annual dam inspection scheduled (volunteers welcome).
- EAP review and phone number updates in progress.
- Follow-up continuing on potential state/federal funding for dam project (~\$1M earmark discussed).

Social & Recreation

- **Bingo:** Continuing in May/June; possible break in July/August due to heat; resume in fall. Financially self-sustaining.
- **Bass Fishing Tournament:** Scheduled for this weekend. \$10 adults / \$5 kids. Prizes: \$50 and \$25 Bass Pro cards.
- **4th of July Event:** Proposed old-fashioned carnival (kayak races, games, etc.) at the beach from ~12–4 PM. Board feedback requested next month.
- **Ice Cream Social:** Starting Memorial Day weekend.

Social Media / Communications

- Arwin Soden volunteered to assist with social media (bulletin-style Facebook page) and website support to improve transparency.
- Board expressed interest; will coordinate with IT volunteer (Larry) to move forward with a controlled, low-comment page.

Maintenance / Facilities

- Men's restroom renovation completed (\$277 materials).
- **Motion to renovate Women's restroom** (at similar cost) made by Holly Berry — **Approved**.
- T-Dock Paul and Rob resealed (volunteer assistance; \$235 materials).
- Ice maker: Donated unit non-functional. Decision deferred (beach staff currently not requesting it; cheaper to buy bags as needed).
- Pavilion painting/electrical: Estimate \$1,500–\$2,000. More details requested.

Beach Operations

- Beach to open **Memorial Day weekend** (May 23–25 at noon).
- Regular hours begin **Saturday, May 30**.
- Weekday hours: 11:00 AM start (Mon–Thu); 10:00 AM on weekends/holidays.
- Hours to run through Labor Day weekend, with possible extension based on weather.
- Beach attendants will assist with T-Dock monitoring and safety compliance.

Executive Session

- Discussed personnel issues, late dues/fees, and RVs used as permanent residences.
- **Decisions:**
 - No concessions on late fees or dues.
 - People living in RV issues referred to New Kent County.

Return to Open Session

Adjournment

- Motion to adjourn made by Holly Berry — **Approved**. Meeting adjourned at 8:31

Respectfully submitted, [Secretary / Recording Officer — Mari-Lynn Osburn/Larry Brancoto]

