

WOODHAVEN PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes

October 12, 2026

Date: October 12, 2026

Time: Meeting adjourned at 7:33 p.m.

Location: Woodhaven Office

Type: Regular Board Meeting

Attendees: President: Holly Berry, Vice President: Larry Brancato, Secretary: Mari Lynn Osburn, Office Manager: Mary Cay Tasich, Jill Davidson, Paul Grinter, John Lloyd, Greg White

Quorum established; Pledge of Allegiance.

Motion made to accept the Minutes of the September 21, 2026 Board Meeting. All in favor

1. Financial Report – Certificates of Deposit & Bank Accounts (Mary Cay Tasich)

The Board reviewed current Certificates of Deposit (CDs) and overall bank balances.

Key points discussed:

- One CD is maturing next week (referenced as 10-14-26). It has been held for 12 months at a rate of 3.21% with a balance of approximately \$41,000.
- Combined bank accounts and CDs total approximately \$450,000.
- Two CDs are held at CNF. Discussion occurred regarding whether to roll them into the money market account for higher yield or retain them separately (including potential designation as dam funds).
- The Board decided to leave the existing CD structure as is. Three accounts are already designated related to the dam.
- Approximately \$300,000 can be deemed available/dedicated for dam-related purposes if needed (combination of CDs and operating funds). Formal segregation is not required at this time unless demanded for a public hearing.
- PREMIS money market account provides favorable returns and liquidity for emergencies while still allowing administrative tracking of dam funds.

Action: No changes to current CD or bank account structure. Status quo maintained.

2. Budget

A final budget meeting is scheduled for tomorrow night to review final numbers. Greg White will coordinate with relevant parties regarding next year's allocation and actual expenditures from the current year for Maintenance. Vehicle and equipment maintenance needs were noted; most equipment is aging but currently operational. Funds are intentionally kept accessible (not all in CDs) for maintenance contingencies.

3. Committee Updates – Agenda Process

Reminder: Committee updates intended for the agenda should be emailed to Jill and Mary Cay on the Woodhaven email one week prior to monthly meetings so agendas can be prepared and posted in a timely manner.

4. Maintenance Report (Greg White)

The maintenance crew has been active with the following work:

- Cutting grass and weed eating
- Picking up trash throughout the neighborhood
- Limbing and tree removal, including along the S-curve on Lakeshore

- Repeated removal of beaver debris from the north and northeast areas
- Assistance with painting at the beach building (work by Wes Wilkes and Paul Grinter praised; additional fans installed; looks excellent)

Board members expressed appreciation for the extensive work at the beach pavilions improvements. Pictures may be posted on the bulletin board.

5. Safety and Security Report (David Smith)

One vehicle was observed without a required sticker. The owner contacted the office, later apologized, and paid dues. A notice has been posted clarifying rules and regulations for residents who have paid dues. The Safety and Security Committee works as a team and prioritizes compliance without targeting neighbors. Communication with the resident was handled calmly and productively.

6. Dam Report (David Smith)

Public Hearing – New Kent County Board of Supervisors

A public hearing is scheduled for **November 12, 2026, at 6:00 p.m.** to discuss whether the County should use Central Virginia Transportation Authority (CVTA) funds to pay for expansion of the spillway. Rodney Hathaway has indicated the County has the money available and that CVTA confirmed the funds could be used for the entire project.

Previously, the project was ready to go out for bids but must remain under a threshold (approximately \$2 million or a percentage of the County budget). A supervisor requested the public hearing to gauge broader County interest in using the funds.

Outreach & Advocacy Efforts:

- Encouraging residents outside Woodhaven (and downstream property owners) to attend and speak in support.
- Preparing speaking points for attendees who may need guidance.
- Informational letters being prepared for four supervisors, emphasizing:
 - Watershed map showing three creeks feeding the lake and impacts of upstream development (increased impervious surfaces and sediment).
 - County receives tax revenue benefits from development while Woodhaven absorbs negative impacts (higher flood risk, reduced lake storage capacity).
 - Downstream risks, including potential damage to properties and possible impacts to the Route 60 bridge.
- Letter to downstream property owners encouraging attendance.
- Outreach to legislative offices: Rob Whitman (CPF/federal funding option held in reserve); Delegate Anderson's office notified of the hearing date.
- Contact made with CSX regarding potential railroad impacts (awaiting response).
- Letter to the Editor being drafted to correct misinformation in a Daily Press article.
- Video of prior bingo announcement and maps to be used in presentations; speakers limited to approximately three minutes each.

Logistics note: Anyone wishing to speak at the public hearing must sign up upon arrival. Talking points will be available (including on the bulletin board) approximately 15 minutes before the hearing start time.

Action items: Finalize letters this week; continue outreach; post materials and video on community channels; coordinate speaker assignments (inflows/sediment, downstream impacts, personal impact stories such as Steve Thomas/Helms).

7. Social / Recreation Report

Bingo for the fall season has been very successful (first three nights well attended). Tentative schedule runs through October 23 (weekend before Halloween). Consideration is being given to continuing through October 30 on a week-by-week basis depending on weather and attendance. Updates will be posted on Facebook and the website.

No Firewise or Pena Park reports this meeting.

8. Beach Building / Paul's Repairs

Painting of the beach pavilion is essentially complete (scaffolding still to be removed). Project is under budget at \$1,974 (against a \$2,000 allocation); minor additional sandpaper purchases remaining. Future consideration noted for office improvements (window/siding issues) and bathroom renovations, potentially as a winter or spring project.

9. Amenity Fee Increase

The Board discussed a modest increase to the amenity fee (covers beach access, lake access, and passes). The proposed change is from \$28.75 to \$30.00 per year (approximately 5% or less). The Board is authorized to approve increases of 10% or less without requiring a vote at the annual meeting.

Motion: To raise the amenity fee from \$28.75 to \$30.00.

Motion made and seconded.

Vote: All in favor. None opposed or abstentions.

Result: Motion carried. Amenity fee increased to \$30.00.

10. Public Comments

David – Debris / Potential Burning:

David Smith raised concerns about any potential burning of our large debris pile near his property. He cited nuisance, health hazards (especially for seniors with asthma, allergies, and oxygen needs), and noted that the fire marshal's approval addresses spread risk but not health or environmental impacts. He stated that in 42 years the maintenance department has traditionally chipped debris rather than burned it.

Board Response: All options remain under review, including hauling away (minimal hauling cost / free dumping with the County) and limited burning only if previously approved by the fire marshal for a small area. No major burning is planned. The Board is actively seeking solutions that minimize impact on neighbors.

E-bike / Motorized Vehicle on Ball Field:

A report was made of an individual on an e-bike/motorbike riding on the ball field (infield and outfield). Cameras are present in the area. No property damage was observed. Board members noted that motorized vehicles are not permitted on the fields. If observed, individuals should be asked to stay off the field; more serious traffic concerns (e.g., riding at night without headlights) should be referred to the Sheriff's Department.

11. Board Comments

No additional formal Board comments requiring action.

12. Adjournment

No executive session was required.

Motion: To adjourn the meeting at 7:33 p.m.

Motion made and seconded.

Vote: All in favor.

Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Mari Lynn Osburn
Secretary / Recording Officer
Date: October 12, 2026

These minutes are a summary of discussions and actions taken based on the meeting transcript. Formal approval is subject to Board review and correction at the subsequent meeting.