

Woodhaven Homeowners Association
Minutes for Monthly Board Meeting – May 14, 2026
6:30 p.m. Woodhaven Office

Board Members:

Present: Chad Campbell, Billie Wilson, Margaret LeBlanc, Joseph Wyly, Marissa Vader, and Lisa Mistele

Others Present: Suzanne Johnson and Brad Devine

Quorum Present: Yes

Call to Order:

Meeting called to order at 6:33 p.m. by board president Chad Campbell.

Meeting Minutes:

Minutes from the April meeting were submitted and reviewed. A motion was made by Joseph Wyly Campbell and seconded by Marissa Vader. Board unanimously approved the minutes.

Financial Report:

Billie Wilson submitted the financial report for April 2026. Board unanimously approved the financial report.

Property Status Discussion:

The Board agreed to transfer all funds from the current reserve account into a high-yield account to maximize interest earnings.

No response has been received from Osborne Engineering. AMGI will follow up to obtain a status update.

A unit leaking into a lower unit continues. Next step is to verify whether the leak originates from an HOA-maintained pipe.

A truck parked in on property has standing water accumulating in the truck bed. Monitoring or owner notification may be needed.

The storage pod on the property will be removed by May 20, 2026.

Discussion held regarding whether measurements should be taken near Building 18 to determine if the Osage Project is contributing to increased erosion.

A request from an owner to install a gate on a patio fence was reviewed. The Board does not support the request.

Door painting for 1 unit in each of these buildings 3, 11, and 13 is scheduled to be completed by the end of the month.

AMGI – Line of Credit Interest Review AMGI is reviewing the interest charges on the line of credit. An explanation was received from the bank, but additional research is required.

A unit is disputing violations and late fees. The Board is not considering waiving any of the charges.

The HOA is disputing overage charges billed by Roadrunner and is seeking clarification or adjustment.

Adjournment:

At 7:55 pm Margaret LeBlanc motioned that we end the meeting, Lisa Mistele seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, June 11, 2026, at 6:30 p.m. in the Woodhaven Office.**

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on May 14, 2026, have been approved as indicated by the signatures below:

Chad Campbell, President

Joseph Wyly, Vice President