

**Woodhaven Homeowners Association**  
**Minutes for Monthly Board Meeting – April 10, 2025**  
**6:30 p.m. Woodhaven Office**

**Board Members:**

Present: Chad Campbell, Billie Wilson, Margaret LeBlanc, Linda Stokdyk, Randall Mueller, David Keckley, Joseph Wyly, and Lisa Mistele.

Absent: NA

Others Present: Suzanne Johnson, AMGI

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 March meeting were submitted and reviewed. Randall Mueller made a motion that we approve the minutes pending revisions, Billie Wilson seconded the motion. Board unanimously approved the minutes.

**Financial Report:**

Billie Wilson submitted the financial report. Margaret LeBlanc made a motion that we approve the financials, David Keckley seconded the motion. Board unanimously approved the financial report.

**Property Status Discussion:**

FedEx Claim – Board concluded that the claim is past the statute of limitations and resolved that no additional legal fees should be incurred.

Suzanne is verifying that they have leases for all leased units.

A Unit is protesting bill back for freeze damages.

A Unit is requesting reimbursement of \$129 for flood insurance.

A Unit may be subleasing, there have been reports of multiple residents in unit but only one tenant is listed on the lease.

A Unit storm door was approved with specified color.

Einstein claim for carport damage – need to provide videos and work with their insurance company.

Out of state plates - If valid don't tag. If they violate any other vehicle rules, then tag.

We will revisit how to handle expired registrations in the May meeting.

At this time the Board will not move forward with pool wrist bands.

Three trees being removed from the North and South side of building 3.

Board priority items:

1. Cameras - \$26,000
2. Roof inspections - \$4,000
3. Electric cut-off switch boxes - \$1,250 per box, we may need to replace approximately 12-15 boxes

Signage:

- No estate sale signs
- Open house – must be added and removed same day
- For Sale signs not allowed
- Realtor signs are not allowed in the windows
- Contractor signs are not allowed

### **Delinquencies:**

(10) Units are with our attorney.

(4) Units were sent demand letters.

Why is a Unit marked as no collection?

A Unit is under a payment plan.

(2) Units are with the probate attorney

### **Adjournment:**

At 8:37 pm Joseph Wyly motioned that we end the meeting, Chad Campbell seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, May 8, 2025, at 6:30 p.m. in the Woodhaven Office.**

### **Approvals:**

The minutes of the Woodhaven Condominiums Board of Directors meeting held on April 10, 2025, have been approved as indicated by the signatures below:

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Chad Campbell, President

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Randall Mueller, Vice President