

Woodhaven Homeowners Association
Minutes for Monthly Board Meeting – December 12, 2024
6:30 p.m. Woodhaven Office

Board Members:

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

Absent: David Keckley

Others Present: Suzanne Johnson, AMGI

Quorum Present: Yes

Call to Order:

Meeting called to order at 6:31 p.m. by board president Chad Campbell.

Meeting Minutes:

Minutes from the November 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. Lisa Mistele made a motion that we approve the financials, Margaret LeBlanc seconded the motion. Board unanimously approved the financial report.

Property Status Discussion:

Atmos still has not turned off the gas that was used by the grills.

FedEx says that we don't have enough evidence to prove it was their truck that damaged the carport. We gave them a video and pictures. Joseph will draft an affidavit for Chad to sign saying that he witnessed them damage the carport.

A Unit wants to use the clubhouse; \$100 fee and a \$250 deposit.

A Unit was fined for leaving trash outside of unit, this is attracting rodents.

A Unit removed broken blinds and replaced broken windows.

Flood Certificate of Insurance received for buildings 9, 10, 11 and 12.

Need to check a Unit with the heirs to verify that heat is on.

Need to get an estimate to replace the breaker box in pool equipment room.

Board approved the preliminary budget for 2025.

Delinquencies:

No foreclosures in December, they will resume in January.

Four Demand Letters sent.

Two Pre-Foreclosure Notices sent.

Eleven Lien Notices sent.

Adjournment:

At 7:38 pm Joseph Wyly motioned that we end the meeting, Randall Mueller seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, January 9, 2025, at 6:30 p.m. in the Woodhaven Office.**

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on December 12, 2024, have been approved as indicated by the signatures below:

Chad Campbell, President

Randall Mueller, Vice President