

Woodhaven Homeowners Association
Minutes for Monthly Board Meeting – October 17, 2024
6:30 p.m. Woodhaven Office

Board Members:

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

Absent: David Keckley

Others Present: Suzanne Johnson, AMGI; 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 September were submitted and reviewed. Chad Campbell made a motion that we approve the minutes, 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:

Need to reschedule meeting with Pro-Vigil to discuss cameras.

East and West fire gates have passed inspection.

Concerns about the porter being able to fulfill the porter duties. If he gets injured, he could file a workers compensation claim. Since we let him set his own schedule, could he be considered a contractor?

We are reviewing quotes and coverage for flood policies. We would prefer to have one agent for all coverage.

Unit 311 foundation floor cracks, waiting on estimate from Jorge.

Building 3/Unit 311 drainage improvement estimate from Jorge is \$3100 - \$3500.

Building 3 sidewalk and stairwell estimate from KJ is \$2900, Jorge's estimate was \$4600. Randall will work with Jorge on scaling down work to be done.

Unit 206 blinds and one window are broken on enclosed patio (sunroom).

KJ estimates a cost of \$100 to inspect each unit for leaks and other issues.

KJ bid for HVAC in office \$4700 (\$3400 for a mini split system).

Unit 1608 needs front door painted.

Unit 1208 front door needs to be cleaned.

Billie will work with Diffie on fall color.

Per the Dallas Fire Department, the only grills allowed on patios are electric grills.

Adjournment:

At 7:57 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, November 14, 2024, at 6:30 p.m. in the Woodhaven Office.**

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on October 17, 2024, have been approved as indicated by the signatures below:

Chad Campbell, President

Randall Mueller, Vice President