

Woodhaven Homeowners Association

Minutes for Monthly Board Meeting – February 12, 2026

6:30 p.m. Woodhaven Office

Board Members:

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

Absent: Lisa Mistele

Quorum Present: Yes

Call to Order:

Meeting called to order at 6:30 p.m. by board president Chad Campbell.

Meeting Minutes:

Minutes from the January meeting was submitted and reviewed. Board unanimously approved the minutes.

Financial Report:

Billie Wilson submitted the financial report. Board unanimously approved the financial report.

Property Status Discussion:

The HOA Annual Meeting will be on March 17.

Our new property insurance deductibles are:

Water \$5,000 per building; minimum \$25,000 per occurrence.

Wind/Hail 5% per building (insured value); minimum \$50,000 per occurrence.

Pavecon to meet at Woodhaven on February 19 at 4:00 pm to discuss speed bump repairs and replacements. Bid to repair the main entrance speed bump and replace 3 other speed bumps is about \$5,000. If we want to add another speed bump on the east side of the complex, it will be an additional \$1,000. A bid from Rose Paving is expected.

City of Dallas to meet at Woodhaven on February 19 at 1:00 pm to discuss the need for an access road between Woodhaven and London Park during work on the Osage-McKamy Branch Wastewater Interceptor project.

Osborne Engineering measured the foundation for Units 301, 303, 309 and 311. Units 305 and 307 will be measured on February 19 at 10:00 am.

Jason Pishva is willing to provide specs for just the third level landing. He can meet at Woodhaven on February 17 or 18 to discuss. Randall can meet with him.

Pest Control bid received from AIM. Quarterly external building treatments are \$433.00 (\$1,732.00 per year) and quarterly baiting of rat traps are \$541.25 (\$2,165.00 per year). The board voted unanimously to accept both bids.

Coupon books have been re-ordered for those owners who did not receive one.

Violations were reviewed. There are two separate files. The first file is a list of violations that first warnings were issued for previously and have not been remediated (36). The board voted unanimously to issue fines in lieu of a second warning. The second file is a list of new violations (20). These will receive a warning with 30 days to remediate them. After some discussion, the board voted unanimously that if plant pots have only dirt or dirt with dead plants, we will not enforce it until Spring (March 20, 2026).

AMGI needs to find out if a Unit has repaired a water leak and if another Unit has any damages.

AMGI needs to consult with Blend on a request from a Unit in building 15.

No update received from the Signs Committee. Besides building signs and unit signs, speed limit sign(s), one way sign(s) and complex address number (5981) were added to their responsibility. Additionally, another freeze warning sign is needed.

The Landscaping Committee will meet within the next two weeks to start working on a 3-to-5-year landscaping plan. Randall has started putting together a template to follow.

The Board discussed the need to find out what unit circuit breaker panels and circuit breakers we have at the complex. Our current property insurance carrier will deny a claim for fire if it was started by a circuit breaker panel or circuit breakers that are on a fire hazard list. The HOA and individual owners need to know the risk of this occurrence.

Randall discussed the need to utilize an additional general contractor for project work at the complex. The board unanimously agreed.

There are six uncleared checks from 2025. AMGI needs to pursue these with the recipients.

The board reviewed delinquencies and will continue to be aggressive in collections.

Adjournment:

At 7:52 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, January 08, 2026, at 6:30 p.m. in the Woodhaven Office.**

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on February 12, 2026, have been approved as indicated by the signatures below:

Chad Campbell, President

Randall Mueller, Vice President