

Woodhaven Condominiums Homeowners Association

Minutes for Monthly Board Meeting – September 19, 2024 – 6:30 P.M.

Board Members:

Present: Chad Campbell, Margaret LeBlanc, Billie Wilson, Linda Stokdyk and Joseph Wyly

Absent: Lisa Mistele, David Keckley, Randall Mueller

Quorum Present: Yes

Others Present: Suzanne Johnson, AMGI (by phone) and Brad DeVine, Woodhaven Owner

Call to Order:

The meeting was called to order at 6:30 p.m. by Chad Campbell.

Meeting Minutes:

Minutes from the August 2024 meeting were submitted by Lisa Mistele and reviewed. Billie Wilson made a motion to approve the minutes, Margaret LeBlanc seconded the motion followed by unanimous approval.

Financial Report:

Billie Wilson submitted the financial report for August 2024. HOA dues income totaled \$63,137.58. Special Assessment income totaled \$7,244.69. Additional income for maintenance billed back totaled \$355.00, interest income totaled 65.85, late fee income totaled \$300.00, legal fees billed back totaled \$140.00 resulting in a total income of \$71,243.12.

Total expenses were \$40,109.20 resulting in a net ordinary income of \$31,133.92

The Truist checking account totaled \$37,349.40, the Truist loan checking account totaled \$58,162.89. The Truist reserve account totaled \$27,847.36 and the PNC reserve account totaled \$41,241.42. The HOA's checking and savings accounts totaled \$164,601.07. Joseph Wyly made a motion to approve the financial report. Margaret LeBlanc seconded the motion and it was unanimously approved.

Property Status Discussion

A property status report was provided by AMGI for the Board's review and discussion. Randall Mueller provided a financial summary report highlighting some of the larger expenses and maintenance issues in progress including security cameras, fire gates patios and balconies.

A report on ongoing projects, repairs and action items was also provided by Randall Mueller.

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A meeting with Pro-Vigil Security would be scheduled in the near future for them to present their proposal for security cameras to the board.

Other topics of discussion included patio violations, vehicles with oil leaks, towing and delinquent accounts.

With no further business to discuss a motion was made by Joseph Wyly to adjourn the meeting. The motion was seconded by Margaret LeBlanc, unanimously approved and the meeting was adjourned

The **next meeting** of the Board of Directors will be held on **Thursday, October 17, 2024 at 6:30 p.m. in the Woodhaven Office.**