

Woodhaven Homeowners Association
Minutes for Monthly Board Meeting – October 9, 2025
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, Brad Devine

Quorum Present: Yes

Call to Order:

Meeting called to order at 6:50 p.m. by board president Chad Campbell.

Meeting Minutes:

Minutes from the September meeting were 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:

Board reviewed and approved the violation list and fines. AMGI will send a copy via registered, return receipt mail to all owners.

A unit reported seeing rats in building 4. Building 9 was treated for German roaches but two units were not home. Need to reschedule treatment for those two units.

AMGI is getting estimates for quarterly pest control treatments.

Still need specifications from the structural engineer before moving forward with any stairwell and landing replacements.

A contractor needs to finish several open projects.

Board unanimously voted to get a certified welding inspector to inspect the work done on stairwells. Going forward any welding repairs need to be done by a certified welder for the type of weld needed.

Building Signs Committee – Chad, Billie, and Margaret will work on a solution for building signs and possibly unit signs. Committee will get with DPD and DFD for any guidelines.

Board discussed the different variations in color on storm doors (primarily white). Board agreed that we need to notify owners that the doors need to be painted a dark color or removed. Owners will also be notified regarding any doors that don't close properly.

Board approved drainage improvements and grass sod by building 3 (north side) to improve drainage away from the foundation. Diffie estimate is \$1,672.

Adjournment:

At 8:21 pm Joseph Wyly motioned that we end the meeting, Linda Stokdyk seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, November 13, 2025, at 6:30 p.m. in the Woodhaven Office.**

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on October 9, 2025, have been approved as indicated by the signatures below:

Chad Campbell, President

Randall Mueller, Vice President