

Woodhaven Homeowners Association

Minutes for Monthly Board Meeting – August 21, 2025

6:30 p.m. Woodhaven Office

Board Members:

Present: Chad Campbell, Billie Wilson, Randall Mueller, Margaret LeBlanc, David Keckley, and Lisa Mistele.

Absent: Linda Stokdyk, Joseph Wyly

Others Present: Suzanne Johnson, AMGI

Quorum Present: Yes

Call to Order:

Meeting called to order at 6:35 p.m. by board president Chad Campbell.

Meeting Minutes:

Minutes from the July meeting was submitted and reviewed. Randall Mueller made a motion that we approve the minutes, Margaret LeBlanc 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:

The pool gate signs have been installed and the pool rules signs have been ordered.

We received the welding report but it didn't indicate what needed to change. We need to hire a certified welding inspector to inspect three stairwells and provide a report.

We paid Big Star 50% for the stairwell at 1104. Suzanne will reach out to a structural engineer to see if they can provide specs for replacement.

At some point we will want to have all stairwells and landings inspected and specs provided for future replacement/repairs.

Suzanne will verify if Building 18 is in the flood zone on the FEMA maps.

We are still working on finding a porter.

Randall to reach out to an owner to get the name of the contractor they used to repair their sunroom windows.

Suzanne will get estimates from other pest control companies.

A Unit has fixed the leaking toilet.

Several common area lights have been fixed by Big Star.

Chad to check on balcony repairs with Jorge.

Lisa will compare the vehicle registration forms that have been submitted with the tow company database and make the necessary updates. Once complete, a list of units that have not provided a form will be sent to Suzanne for follow up.

AMGI is trying to schedule a meeting with Omar at Vanguard to have him endorse the check.

Committee will be formed to review violations list and create guidelines.

Billie will contact Dallas Fire Department about building and unit number signs.

Delinquencies:

Suzanne will follow up with Blend on delinquencies, to determine why liens and foreclosures are not being filed.

Owner of a Unit moved to assisted living.

A Unit is moving.

A Unit will pay this month.

Two Units sent to foreclosure.

A Unit – Suzanne to contact Blend and determine next steps.

A Unit paid 50%.

A Unit is catching up on balance owed.

Adjournment:

At 8:56 pm Lisa Mistele motioned that we end the meeting, Margaret LeBlanc seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, September 11, 2025, at 6:30 p.m. in the Woodhaven Office.**

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on August 21, 2025, have been approved as indicated by the signatures below:

Chad Campbell, President

Randall Mueller, Vice President