

**Woodhaven Homeowners Association**  
**Minutes for Monthly Board Meeting – December 11, 2025**  
**6:30 p.m. Woodhaven Office**

**Board Members:**

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

Absent: Joseph Wyly and Linda Stokdyk

Others Present: Suzanne Johnson and Brad Devine

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 November 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:**

Board reviewed responses from owners regarding violations, most have been corrected.

A Unit needs to remove pictures from window. Owner is allowed to have a sign that states there is a video camera. The delivery instructions sign needs to be printed not handwritten and needs to be no larger than 5" x 7".

Board agreed that signs related to safety or security are allowed as long as they are professionally printed and no larger than 5" x 7".

Building follow up foundation inspection needs to be scheduled for early February.

We need to check two units for cracks in interior walls.

Camera security company can be on site on 1/7/2026 for adjustments and training.

Board unanimously approved the newsletter.

AMGI to get cost from pest control company for baiting all traps in January or February.

AMGI is still pursuing bids for regular exterior pest control treatments

Board discussed welding inspection and decided that it was too invasive and would not achieve our goal.

Board will provide clarification to the structural engineer regarding the scope of work and expectations.

Still waiting on flood policies for buildings 9-12.

Board reviewed delinquencies and will continue to be aggressive in collections.

Board reviewed the preliminary budget and assumptions. Randall will revise based on feedback from the Board.

Stairwell replacement will proceed in January 2026 with the stipulation that a certified welder perform the welds.

**Adjournment:**

At 9:00 pm David Keckley motioned that we end the meeting, Lisa Mistele 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 December 11, 2025, have been approved as indicated by the signatures below:

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Chad Campbell, President

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Randall Mueller, Vice President