

Woodhaven Homeowners Association
Minutes for Monthly Board Meeting – November 20, 2025
6:30 p.m. Woodhaven Office

Board Members:

Present: Chad Campbell, Billie Wilson, David Keckley, Linda Stokdyk and Randall Mueller

Absent: Margaret LeBlanc, Joseph Wyly and Lisa Mistele

Others Present: None

Quorum Present: Yes

Call to Order:

Meeting called to order at 6:37 p.m. by board president Chad Campbell.

Meeting Minutes:

Minutes from the October meeting was submitted and reviewed. Board unanimously approved the minutes as amended.

Financial Report:

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

Property Status Discussion:

Building 4 outdoor rat traps were baited.

AMGI is still pursuing bids for regular exterior pest control treatments

(2) Units in building 9 still need treatment for German roaches.

The Roadrunner contract auto-renewed in October 2025 for an additional 3 years.

Welding Inspection – Needs further discussion.

General discussion on stairwells and landings. Need clarification on what we want from the structural engineer.

Patio/Balcony/Landing/Stairwell/Other Common Elements policy, List of Violation Fines and a Cover Letter were sent to owners via email and certified receipt mail.

Flood policies for buildings 9-12 were renewed.

Illegal Dumping Reminder emailed to owners.

The last satellite dish at the complex was removed from building 1.

Property Inspection:

The property was inspected between November 10 and 18 and a list of violations observed was produced. The list was sent to all board members to review offline. The board will be asked to approve or modify the violations list. After board approval, AMGI will send owners Violation Warning Notices.

Fall/Winter Preparations:

Faucet Covers will be placed on water spigot valves by the end of November.

Most pool area furniture will be put in storage by the end of November.

Freeze notices and tips to help prevent freezing pipes will be sent again as each hard freeze is forecasted.

Board voted unanimously to send a communication to owners with exterior laundry rooms requiring that they sign a certification letter that the built-in heaters in their external laundry rooms are operating properly. Owners will have 30 days to sign and return the certification letter or start receiving fines for each month it is outstanding.

Adjournment:

At 8:10 pm Randall Mueller motioned that we end the meeting, Chad Campbell seconded the motion.

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

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on November 20, 2025, have been approved as indicated by the signatures below:

Chad Campbell, President

Randall Mueller, Vice President