

Woodhaven Homeowners Association
Minutes for Monthly Board Meeting – June 12, 2025
6:30 p.m. Woodhaven Office

Board Members:

Present: Chad Campbell, Billie Wilson, Linda Stokdyk, Randall Mueller, David Keckley, Joseph Wyly, and Lisa Mistele.

Absent: Margaret LeBlanc

Others Present: Suzanne Johnson, AMGI; Brad Devine

Quorum Present: Yes

Call to Order:

Meeting called to order at 6:32 p.m. by board president Chad Campbell.

Meeting Minutes:

Minutes from the May meeting were submitted and reviewed. Joseph Wyly made a motion that we approve the minutes pending revisions, Billie Wilson seconded the motion. Board unanimously approved the minutes.

Financial Report:

Billie Wilson submitted the financial report. Randall Mueller made a motion that we approve the financials; Lisa Mistele seconded the motion. Board unanimously approved the financial report.

Property Status Discussion:

Unit 1106 – stairwell replaced. We need to have a third party inspect the welding.

Stairwells for units 1008, 1104 and 906 also need to be replaced. Foundations for the stairwells for units 1008 and 1104 need to be replaced. This is an additional cost of \$8,000.

Board has decided to table the discussion of the quality of work provided by a contractor and if we should find another or additional contractors.

The leak in a units' sunroom is coming through a window. There is no water leaking from the balcony above the unit. These are the original windows. Board will request that a contractor apply clear silicone to the external window panes.

We will add a clarification of Exhibit A that states that once window(s) are replaced in a unit the HOA is not responsible for any issues with those windows. It will also more clearly identify responsibilities between HOA and Owner for original windows.

Board has decided that all open flame cooking devices will be restricted to the pool area wood deck due to fire hazard and property insurance concerns. No open flame cooking devices can be used on any other portion of the property.

Board unanimously approved two “No Trespassing” signs for the pool area entrance/exit gates. These signs will be in English and Spanish.

A contractor needs to modify the router configuration so that board and management company can review cameras outside of the office. Suzanne will work with Spectrum on these changes.

Board has tabled the discussion of pet deposits. Pet waste continues to be an issue at the property.

AMGI is going to get quotes for porter service since the porter has not been able to continue doing this. Randall will provide a list of items that need to be done and how often.

A Units satellite dish may have been removed in error. AMGI will contact the owner. The contractor may need to work with the owner on this issue.

Board has decided that no satellite dishes can be mounted on the buildings due to safety concerns and damage to the buildings. If an owner or resident wants a satellite dish it must be within a patio or balcony. All remaining satellite dishes (2-3) that are mounted on buildings need to be moved or removed.

A Unit has requested that a maintenance bill back be lowered as a settlement of a dispute. If our demand letter states that they can request a hearing within 30 days, then they are past the 30 days. Board has agreed to accept the settlement offer to resolve the dispute.

Delinquencies:

Not discussed.

Adjournment:

At 8:00 pm Randall Mueller motioned that we end the meeting, Billie Wilson seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, July 10, 2025, at 6:30 p.m. in the Woodhaven Office.**

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on June 12, 2025, have been approved as indicated by the signatures below:

Chad Campbell, President

Randall Mueller, Vice President