

## **Woodhaven Homeowners Association**

### **Minutes for Monthly Board Meeting – January 08, 2026 \*\***

**5:30 p.m. Woodhaven Office**

#### **Board Members:**

Present: Randall Mueller, Billie Wilson, David Keckley, Margaret LeBlanc, Joseph Wyly and Lisa Mistele

Absent: Chad Campbell and Linda Stokdyk

Others Present: Suzanne Johnson and Brad Devine

Quorum Present: Yes

#### **Call to Order:**

Meeting called to order at 5:30 p.m. by board vice president Randall Mueller.

#### **Meeting Minutes:**

Minutes from the December meeting was submitted and reviewed. Board unanimously approved the minutes.

#### **Financial Report:**

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

Board reviewed and approved the budget for 2026.

#### **Property Status Discussion:**

Owners of a Unit addressed the Board concerning flooring.

Board voted to fine people that haven't completed the laundry room declarations.

Coupon books have been sent. There were no changes to the account info for ACH.

Tree removal by buildings 2, 5 and 9 on Monday 1/12

Reviewed responses from owners regarding violations, many have been corrected.

Aim sending bid for quarterly pest control services and bait stations.

Camera training scheduled for 1/15/2026.

A Unit might be vacant. Need to verify with owner.

A Unit is asking to have patio door replaced. Randall will check and see if the door needs to be replaced.

The next violation inspection is on 1/15/2026.

We need to get a date from Osborne to take foundation measurements in building 3.

Truist bank charged us interest/fees on our line of credit. AMGI will check on why.

Our current general liability insurance carrier sent a notice of non-renewal. We received a quote for general liability insurance from another carrier. The increase is 12.5%. Board agreed to accept the quote. We are getting additional property insurance quotes. Many lines of coverage have increased from previous year.

Board decided that no concrete paint is allowed on first level entry porches and second level landings. Units that currently have concrete paint will be grandfathered but they can't repaint.

Board approved a sub-committee for landscaping.

Board agreed we need to move forward with a lien on a Unit.

Board has postponed painting storm doors until spring.

Landings that need to be inspected are third level on building 16 and second level on building 5.

Pishva will only provide specs for the entire stairwell structure, not just the third level.

**Adjournment:**

At 7:04 pm Margaret LeBlanc motioned that we end the meeting, Lisa Mistele seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, February 12, 2026, at 6:30 p.m. in the Woodhaven Office.**

**Approvals:**

The minutes of the Woodhaven Condominiums Board of Directors meeting held on January 08, 2026, have been approved as indicated by the signatures below:

\_\_\_\_\_  
Chad Campbell, President

\_\_\_\_\_  
Randall Mueller, Vice President

**\*\* These are the combined minutes from the meetings on 1/8/2026 and 1/15/2026.**