

## **Woodhaven Homeowners Association**

### **Minutes for Monthly Board Meeting – November 14, 2024**

**6:30 p.m. Woodhaven Office**

#### **Board Members:**

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

Absent: Joseph Wyly

Others Present: Suzanne Johnson, AMGI

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 October meeting were submitted and reviewed. Billie Wilson 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. Margaret LeBlanc made a motion that we approve the financials, Randall Mueller seconded the motion. Board unanimously approved the financial report.

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

Board has decided to move the monthly meetings from the third Thursday of the month to the second Thursday.

Lights not working between building 1 & 2.

Flood Certificate of Insurance received for buildings 9, 10, 11, and 12.

Buildings 6, 13, and 14 are up for renewal in January.

Updated tow form sent out to owners/residents that have not submitted their information.

Fire Gates – passed inspection.

A Unit has broken blinds and windows; owner fined.

Fire department informed us that residents cannot have any grills on their patios. The only grills allowed are electric grills. The fire department will be doing another inspection sometime after

December 15th, they will issue citations for each unit that is violating the rule. We will send out a communication to all units that have grills on their patios.

Holiday gathering will be on December 14<sup>th</sup>, Billie will coordinate.

We don't know for sure if we have umbrella or boiler/machinery insurance.

We will install a push button lock on the bathroom doors.

When will we get the estimate for insurance? Suzanne to check with insurance company.

Every board member will have a key to the office, all other keys will be stored in a key box in the office.

If a resident requests an accommodation, like a ramp, who should pay for this?

**Delinquencies:**

No foreclosures in December, they will resume in January.

Some owners being contacted directly.

Demand letters have been sent to two owners.

Pre-Foreclosure notice sent to one owner.

Lien notices sent to seven owners.

Lien notices on hold for two owners, they have requested their invoices to validate against their payments.

**Adjournment:**

At 7:42 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, December 12, 2024, at 6:30 p.m. in the Woodhaven Office.**

**Approvals:**

The minutes of the Woodhaven Condominiums Board of Directors meeting held on November 14, 2024, have been approved as indicated by the signatures below:

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

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Randall Mueller, Vice President