

Woodhaven Homeowners Association
Minutes for Monthly Board Meeting – July 10, 2025
6:30 p.m. Woodhaven Office

Board Members:

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

Absent: David Keckley, Joseph Wyly

Others Present: Suzanne Johnson, AMGI; Brad Devine

Quorum Present: Yes

Call to Order:

Meeting called to order at 6:35 p.m. by board president Chad Campbell.

Meeting Minutes:

Minutes from the June meeting were submitted and reviewed. Chad Campbell made a motion that we approve the minutes pending revisions, Margaret LeBlanc seconded the motion. Board unanimously approved the minutes.

Financial Report:

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

Property Status Discussion:

AMGI will order pool rule signs in English and Spanish.

Stairwell, balcony and landing inspections - Osborne Engineering doesn't do balcony and landing inspections. Our contact at CBG engineering is out of town, waiting on a call back. Suzanne will contact Jason Pishva to see if his company will inspect. We fixed the main ones so it's not as pressing as it was. Mainly concerned with steps and supports. Trying to get two bids on engineering. What would the cost be if we had the city inspect?

Blend has everything needed to get a settlement check from Vanguard. Have not heard from another property.

Need to remove three more trees around building 3 southeast, southwest and northwest side.

A Unit has a slit in pipe that is leaking water. This has been going on for a while and they found flowering mold.

Will have Infinite plumbing inspect a Unit for a water leak. It appears to be caused by the toilet and/or bathtub.

Porter services – we have not received a quote from All Aquatic. Francisco has agreed to perform porter services.

A Unit has been notified that they can't sell puppies on the property as it's considered a commercial business.

Board unanimously approved the new parking registration form.

A Unit needs a bicycle and trash violation.

Delinquencies:

Suzanne to check on why is there a delay in getting foreclosure on a Unit.

Two Units should be sent for foreclosure.

Suzanne to contact Blend and determine next steps on a Unit.

Three Units have made partial payments.

Adjournment:

At 8:41 pm Chad Campbell motioned that we end the meeting, Billie Wilson seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, August 14, 2025, at 6:30 p.m. in the Woodhaven Office.**

Approvals:

The minutes of the Woodhaven Condominiums Board of Directors meeting held on July 10, 2025, have been approved as indicated by the signatures below:

Chad Campbell, President

Randall Mueller, Vice President