

## Woodhaven Homeowners Association

### Minutes for Monthly Board Meeting – January 9, 2025 – 6:30 P.M. – Woodhaven Office

#### Board Members:

Present: Chad Campbell, Randall Mueller, Margaret LeBlanc, Billie Wilson, Linda Stokdyk, David Keckley and Joseph Wyly

Absent: Lisa Mistele

Quorum Present: Yes

Others Present: Suzanne Johnson, AMGI

#### Call to Order:

The meeting was called to order at 6:30 p.m. by Chad Campbell.

The owners of a unit had requested to be on the agenda for the meeting along with their window contractor to request the board's approval for the installation of windows that did not have grids. The owner and window contractor had been informed prior to placing their order that grids were required. The owners were informed that the board would consider their request, make a decision and contact them with their final decision after the meeting. Following the departure of the owner and contractor the board discussed the request and voted unanimously to deny the request as the windows without grids were not in compliance with the HOA's requirements. The owners would be contacted by AMGI with the board's decision.

#### Meeting Minutes:

Minutes from the December 2024 meeting were submitted by Lisa Mistele and reviewed. Joseph Wyly made a motion to approve the minutes, the motion was seconded by Randall Mueller and unanimously approved.

#### Financial Report:

The board was informed that the HOA had received temporary easement funds from the City of Dallas in the amount of \$9,135.00.

Billie Wilson submitted the financial report for December 2024. HOA dues income totaled \$63,828.13. Special Assessment income totaled \$5,308.93. Additional income from interest, late charges, legal fees billed back, NSF fees and violation fees resulted in a total income of \$79,374.56. Total expenses were \$30,747.50 resulting in a net income of \$48,627.06.

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The Truist checking account totaled \$22,478.93. The Truist loan checking account totaled \$58,165.81. The Truist reserve account totaled \$54,205.31 and the PNC reserve account totaled \$41,277.44. The HOA's checking and savings accounts totaled \$176,077.49.

The Truist loan #4 balance was \$60,809.28. The line of credit was paid in full and the PNC reserve account would be closed and the funds would be placed in an interest-bearing account after shopping banks for the best interest rates available.

Joseph Wyly made a motion to approve the financial report. Margaret LeBlanc seconded the motion and it was unanimously approved.

### **Property Status Discussion**

A property status report was provided for the Board's review. Randall Mueller provided a summary report for the December meeting along with an Open Project List and a spreadsheet for Board Open Action Items along with a 2025 Draft Budget.

Discussion was held regarding the upcoming annual meeting and topics of discussion, the upcoming expense for the insurance renewal and upcoming freezing weather. Linda Stokdyk would be contacting owners of unoccupied units.

Discussion was held regarding the ongoing FedEx claim that had been denied. Joseph Wyly offered assistance in pursuing the claim. He would obtain statements from owners who had witnessed or were present when the FedEx truck hit the carports and obtain copies of videos and/or photos that had been submitted to the attorney.

Discussion was held regarding the electrical work that needed to be updated in the equipment room prior to the insurance inspection. Bids were being received for the work.

Randall Mueller reported that there had been an increase in dog feces on the property. Owners were not picking up after their pets and dogs were seen not on leashes. The board unanimously agreed that a \$250.00 fine would be assessed to owners for their initial violation and a \$500.00 fine would be assessed to owners for each subsequent violation for not picking up after their pets or a dog being

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unleashed on the property. A motion was made to approve the new fines, the motion was seconded and unanimously approved.

Suggestions were made for signage for the pet problem. Samples of signage would be provided at the next board meeting.

Topics for the newsletter were discussed. Information about the dog fines would be provided in the next newsletter.

Discussion was held regarding the towing and tagging of vehicles. Approximately 45 homeowners had not turned in their forms. A final notice would be posted on those resident's doors to return completed to the office to forward on to the tow company.

With no further business to discuss a motion was made by Joseph Wyly to adjourn the meeting the motion was seconded by Margaret LeBlanc. The meeting adjourned at

8:00 p.m.

The minutes of the Woodhaven Board of Directors meeting held on January 9, 2025 have been approved as indicated by the signatures below.

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Woodhaven Board Member

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Date