

**Woodhaven Homeowners Association**  
**Minutes for Monthly Board Meeting – March 13, 2025**  
**6:30 p.m. Woodhaven Office**

**Board Members:**

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

Absent: Joseph Wyly

Others Present: Suzanne Johnson, AMGI

Quorum Present: Yes

**Call to Order:**

Meeting called to order at 6:34 p.m. by board president Chad Campbell.

**Meeting Minutes:**

Minutes from the February meeting were submitted and reviewed. Billie Wilson made a motion that we approve the minutes pending revisions, Randall Mueller 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, Lisa Mistele seconded the motion. Board unanimously approved the financial report.

**Property Status Discussion:**

DFD gate permit fee is \$335.

Gate chain replacement cost was \$550.

We still have over 20 units that have not submitted a vehicle registration form, board agreed to a \$50 fine for those units.

Board discussed requiring a pool reservation form and decided against it. The pool area cannot be reserved.

We will resubmit a claim with City of Dallas for the water used during the leak by the fire hydrant on the west side of the parking lot.

Suzanne will follow up with FedEx on carport damage claim.

Suzanne will follow up with IPFS on the settlement check held by the court.

Board began the discussion on issuing wrist bands to residents so that we can identify if non-residents are using the pool.

Satellite dish cleanup – we have over 40 satellite dishes installed on buildings and a number of them are no longer used. A satellite dish fell off building 2 during a Spring storm.

- All satellite dishes need to be approved by the board prior to installation and may only be installed on chimneys.
- Send an email to all owners and leasing residents reminding them that they are personally liable for any damages to persons and/or property caused by satellite dishes they own.
- All satellite dishes that appear to be inactive (ex; no cables attached or leading to a unit) will be removed. Any damages to the building will be repaired and spot painted.
- The HOA will identify what appear to be active satellite dishes and notify the owners and leasing residents to confirm whether it is still active or not. They will have 30 days to respond,
- If the response from the owner or leasing resident is that the satellite dish is inactive, it will be removed and any damages to the building repaired and spot-painted.
- If the response from the owner or leasing resident is that the satellite dish is active, it will be marked with the unit number that owns it.
- If no response is received within 30 days, a fine will be issued and an additional 30 days will be given to respond.
- If no response is received after the additional 30 days, the satellite dish will be removed with no liability to the HOA. Any damages to the building will be repaired and spot painted.

Lisa will work on an owner/resident/vehicle spreadsheet using information from AMGI and the vehicle registration forms.

### **Delinquencies:**

10 Units are with our attorney.

A Unit sent a copy of a check that he states was mailed to AMGI. We are going to keep this unit in foreclosure status until the physical check is received.

A Unit is under a payment plan.

2 Units are with the probate attorney.

### **Adjournment:**

At 8:338 pm Linda Stokdyk motioned that we end the meeting, Lisa Mistele seconded the motion.

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

### **Approvals:**

The minutes of the Woodhaven Condominiums Board of Directors meeting held on March 13, 2025, have been approved as indicated by the signatures below:

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Chad Campbell, President

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Randall Mueller, Vice President