

**Woodhaven Homeowners Association**  
**Minutes for Monthly Board Meeting – May 8, 2025**  
**6:30 p.m. Woodhaven Office**

**Board Members:**

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

Absent: NA

Others Present: Suzanne Johnson, AMGI

Quorum Present: Yes

**Call to Order:**

Meeting called to order at 6:32 p.m. by board president Chad Campbell.

**Meeting Minutes:**

Minutes from the April meeting were submitted and reviewed. Joseph Wyly 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. Lisa Mistele made a motion that we approve the financials, Joseph Wyly seconded the motion. Board unanimously approved the financial report.

**Property Status Discussion:**

A Unit is protesting a bill back. Board requested that Suzanne contact them and offer to reduce the amount by 25%.

Another property doesn't want to engage with Blend Law Firm in getting collection of a settlement.

Suzanne is verifying that they have leases for all leased units. Still in progress.

Einstein has paid carport damages.

All documentation has been provided as to potential foundation repairs on a building. In April, we removed three trees that the engineer said was a possible cause. Before the next board meeting, we need to have baseline measurements for all lower units. Per the engineer, we will take new measurements in about 9 months (January 2026) and evaluate next steps. This is in order to allow the soil to stabilize.

A Unit claims that no board members can enter her unit to help identify the source of water coming in to her unit. Verifiable documentation, that shows where the water is coming from, has

not been provided to date. Suzanne will schedule two dates to water test the south windows and the balcony above.

Board approved using PSD for our new cameras. Seven yes votes and one abstained.

Board approved the Welcome Letter created by David Keckley and Margaret LeBlanc. After the pending website changes the links will be updated and the Welcome Letter will be posted on the website.

David Keckley is still working on the Guide to Website and will send out for review.

Randall Mueller and Lisa Mistele will explore having security on the public portal. An alternative would be to remove PII and other non-public information from certain documents.

Contractors who submit invoices with multiple work items that may span multiple buildings or multiple categories of expense will have sub-invoice numbers created by AMGI to facilitate easier identification in the financials.

Send follow up and give one week extension to identify the remaining satellite dishes.

We need to bundle roof inspections with satellite dish tagging or removal.

Board voted against doing a reserve study.

Board voted to defer replacing electrical cut-off boxes until 2026.

All stairwells will be inspected and we will prioritize repairs.

### **Delinquencies:**

17 Units are with our attorney and 9 Units were sent statements.

3 Units are set for lien in May and 1 Unit is set for lien in June.

A Unit is set for foreclosure in June.

### **Adjournment:**

At 8:10 pm Joseph Wyly motioned that we end the meeting, Margaret LeBlanc seconded the motion.

The **next meeting** of the Board of Directors will be held on **Thursday, June 12, 2025, at 6:30 p.m. in the Woodhaven Office.**

### **Approvals:**

The minutes of the Woodhaven Condominiums Board of Directors meeting held on May 8, 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