

Woodlands Homeowners Association (WHOA) Board of Directors

July 8, 2024

Subject: Record of Meeting–WHOA Board of Directors Meeting of July 8, 2024

Karen Collier, WHOA President, led this meeting of the Woodlands Board of Directors (BoD). Held at the Houston County Public Library, 1201 Washington Street, Perry, GA, participants numbered eight (see below):

Karen Collier – President	Carl Scarisbrick – Vice President
Michelle Ponsell – Treasurer	Dave Ponsell – Secretary
Judy Cornwell – Committee Chair	Jeff Rollo – Resident
Drew Wharton – Legal Advisor	Mike Mayhak – Election Committee Chair

The meeting was motioned to call to order by Michelle; Judy seconded. Called to order at 6:00pm.

Meeting Minutes. Michelle motioned to approve the minutes and Carl seconded the motion. All Approved.

President’s Comments. Karen thanked everyone for their flexibility in meeting. She also encouraged all to access the HOA LEADER website for info.

Vice President’s Comments. Carl reported that the homeowner at the Bob White Road pond was being harassed by children to fish in the pond. The Perry Police were contacted to confirm that the pond is Off Limits per the Shift Supervisor. It was discussed whether or not additional signs were needed. Questions regarding additional signs were asked and if there should be a posting on the website. Dave is to look into Mailchimp.com to send a blast email out.

Accounting and Financials. Michelle submitted that the corrected January-June and the June 3-31, 2024 reports. She informed the BoD that there were 65 homeowners still in arrears for Annual Assessments. Their names were turned over to the lawyer for lien issuance. Carl motioned to approve the reports and Dave seconded the motion. All Approved.

Board Committee Liaison Comments.

-Judy reported that the flags that are displayed on holidays are being stored at the park storage room.

-Judy asked if the UNIQUE Landscaping contract could be extended. Board discussed and decided to ask for two more proposals. Tabled until next year when contract is due to expire.

-Architectural Control Committee. The ACC met 2 weeks ago and is scheduled to meet again on July 9, 2024.

-Judy stated that the “Car Repair issue” on Rolling Acres is still open. She asked if legal action should be taken. BoD did not respond. She reported that the “satellite issue” was also open as the homeowner did not remove it. An additional violation letter

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would be sent. Additionally, letters can be sent to residents of Lien Issuance and/or Foreclosure actions.

-Old Perry Road and the Woodlands entrance were scheduled to be re-paved on July 9, 2024.

-A.B.E. will evaluate neighborhood sprinkler system and report findings. (Fixed all but one zone. Reevaluating and will repair.

-“Splash Pad” request @ Hollow Wood Way park was denied.

-Election Committee.

-2025 BoD Election. Mike Mayhak reported that mail notifications for the request for nominees needed to be sent in August. A second mailing with ballots and By-Law Amendment approval request for Electronic Voting needed to go out NLT November.

New Business. Michelle moved and Judy seconded that Drew Wharton be approved as legal advisor to the BoD. Drew agreed this would be provided pro-bono. All Approved.

Next BoD Meeting. The next meeting of the BoD scheduled for 6:00pm, August 5, 2024 at the Perry Library.

Motion to adjourn made by Michelle; seconded by Carl. The meeting adjourned at 7:35pm.