

Woodlands Homeowners Association (WHOA) Board of Directors

August 5, 2024

Subject: Record of Meeting–WHOA Board of Directors Meeting of August 5, 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 seven (see below):

Karen Collier – President	Drew Wharton – Legal Advisor
Michelle Ponsell – Treasurer	Dave Ponsell – Secretary
Judy Cornwell – Committee Chair	Mike Mahak – Election Committee Chair
Pat “Bo” Bowen – Election Committee	

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

President’s Comments.

-Karen discussed the unsavory email published by Larry Cornwell. Judy offered an apology. The email resulted from a multitude of home improvement requests and covenant violations (approximately 15) being presented in one day to the ACC. All but two of those notifications were sent within the 10-day period of response. Regardless, the email published was unprofessional and uncalled for. Karen highlighted the fact that we are all volunteers and work for the community without compensation.

Meeting Minutes. Minutes to amended by Board inputs:

- Unique Landscaping under contract until August 31, 2025. Request for bids to be sent out next year. Karen wants additional companies to be solicited at 120 days prior to end of current contract.
- Michelle motioned to approve the minutes and Judy seconded the motion. All Approved.

-Annual meeting locations were discussed. Veteran’s High School highly considered. More to follow.

-Michelle moved that due to the holiday the Annual Meeting to be moved to December 2, 2024. Seconded by Karen.

- Karen proposed a Community Yard Sale be held twice per year in September and April. Random dates. Notification via Woodland’s FB page and website. September 14, 2024 was proposed.

Vice President’s Comments. Not Present.

Treasurer’s Report. Michelle submitted. She informed the BoD that now there were 63 homeowners still in arrears for Annual Assessments. WHOA had two liens from 2023 cleared. Dave motioned to approve the reports and Judy seconded the motion. All Approved.

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Board Committee Liaison Comments.

-Judy reported multiple violations had been corrected and multiple home improvement requests were approved.

-Architectural Control Committee.

-Pat “Bo” Bowen and Jeff Rollo are now members of the ACC.

-A.B.E. repaired irrigation system minus one zone. Once all repairs were complete, the bill would be paid.

-Three basketball goals in neighborhood are placed at the end of the driveway next to the houses and cannot be placed level with the house because they will be on the grass. No violation letters are being sent.

- Dave volunteered to get fence repair/replacement quotes and will take the lead on the project.

-Election Committee.

-2025 BoD Election. Mike Mayhak reported that Newsletter and mail notifications for the request for nominees will be sent by September 1, 2024.

-Mike would query USPS to determine if they could assist in neighborhood mailing.

-Signs will be posted and an email blast would accompany on October 2, 2024..

-Website would have notification posted.

-Informal Meet and Greet for BOD Nominees to be held prior to Thanksgiving at the Park on Woodlands Blvd.

-TIMELINE:

-Oct 23: Last day for nominations submission (mailed/emailed/drop-off)

-Oct 24: Nominees contacted for acceptance/refusal

-Oct 30: Nominees submit biography to committee

-Nov 6: Biographies uploaded to website and Physical Ballots mailed.

-Nov 11: Meet and Greet in Park

-Nov 26: All ballots must be in possession of committee

-Dec 2: Annual Meeting and Board installation

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- Mike Mayhak and Drew Wharton (Legal Consultant) will tally votes.

Next BoD Meeting. The next meeting of the BoD scheduled for 6:00pm, September 9, 2024 at the Perry Library.

Motion to adjourn made by Michelle; seconded by Judy. The meeting adjourned at 7:36pm.