

Woodlands Homeowners Association (WHOA) Board of Directors

October 7, 2024

Subject: Record of Meeting–WHOA Board of Directors Meeting of October 7, 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
Mike Mahak – Election Committee Chair	Pat “Bo” Bowen – ACC
Drew Wharton – Legal Advisor	
Judy Cornwell – Committee Liaison	

The meeting was motioned to call to order by Michelle; Dave seconded. Called to order at 6:01pm.

President’s Comments.

-Karen stated that speeding in the neighborhood is a concern. She inquired about speed detection devices from Warner Robins and Perry. Dave said he would call the cities and ask about policy and/or availability. Karen said an announcement will be made at the Annual Meeting and entered into every newsletter.

-Karen stated she spoke with Keith Newton concerning the membership on the ACC committee. He said he would provide a letter accepting Bo and Jeff as members.

Meeting Minutes. Carl moved the Minutes from last month be accepted as amended. Michelle seconded. All approved.

Vice President’s Comments. Carl discussed the issue of fishing in the retention ponds after it was brought to the WHOA’s attention. The ACC responded to the complaint and it was stated that the Warner Robins Police manages the access to the pond on Old Perry Road.

Treasurer’s Report. Michelle submitted. Carl motioned to approve the reports and Dave seconded the motion. All Approved.

Board Committee Liaison Comments.

-All work for the installation of the new mulch in the playgrounds was completed as expected. Work began on 10/10/2024 and completed one week later.

-Dave volunteered to be project lead for the irrigation and power restoration for the Hwy 127 entranceway. Michelle motioned; seconded by Carl. All approved. Scope of work quotes for the project will be requested and presented to the board.

-AA Action Fence was selected as the contractor to install the new fence. All board members voted and concurred.

-A resident has had a landscaping trailer located in his yard, on the street and is now receiving a third letter from the ACC to remove it from sight.

-Dead trees on Woodlands Blvd and Old Perry Road were quoted by Unique for removal.

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-All trees overhanging the roadway on Woodlands Blvd. will be trimmed by the City of Perry later in the fall.

-ACC Comments.

Bo stated that letters concerning his and Jeff's appointment to the ACC were in work with Keith Newton's attorney.

-Election Committee.

-2025 BoD Election. Mike Mayhak reported that Newsletter and mail notifications for the request for nominees were mailed. Two nominations were returned thus far. Six "Notification Signs" will be purchased and placed at all entrances.

-Informal Meet and Greet for BOD Nominees to be held on November 17, 2024 at 3:30 pm at the Park on Woodlands Blvd.

-TIMELINE:

-Oct 23: Last day for nominations submission (mailed/mailed/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 17: Meet and Greet in Park at 3:30pm.

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

-Dec 2: Annual Meeting and Board installation

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

Additional Comments:

-It was discussed that the trees on Woodland Blvd were overhanging the street. Dave will call the City of Perry to report and have them trim the "Right of Way". Once that work is completed, three quotes would be obtained to trim those trees not in the right-of-way.

-Matt Arthur Elementary School Cafeteria will be the location of the Annual Meeting on December 2, 2024. Rental of space is \$500.00. Michelle will call Matt Arthur Elementary School to book the cafeteria for the meeting.

Drew Wharton discussed the DRAFT Purchasing Policy and made changes after comments from the Board were presented. Final copy of the policy will be presented at the November meeting.

Karen and Michelle will meet to set the agenda for the Annual Meeting.

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Motion to adjourn made by Michelle; seconded by Carl. The meeting adjourned at 7:39pm.

Next BoD Meeting. The next meeting of the BoD scheduled for 6:00pm, November 4, 2024 at the Perry Library.