



MINUTES OF THE
WOODLANDS HOMEOWNERS
ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 11:30 EST on January 17, 2025. Bo Bowen, President, moderated the session.

II. ROLL CALL. The roll call was done by the secretary, Laura Bailleul. The following personnel were present:

Bo Bowen, President
Cynthia Johnson, Vice President
Laura Bailleul, Secretary
Ozie Foster, Treasurer
Mike Moran, At Large

III. READING & APPROVAL OF MINUTES. This is the first meeting of the 2025 board; the minutes from the December 2, 2024, meeting had previously been approved by the outgoing and incoming board respectively.

IV. REPORTS OF OFFICERS

PRESIDENT – Detention ponds in the community are either owned by WHOA or City of Perry. Warner Robins does not take ownership of detention ponds within their city limits in communities like ours. We are looking into the possibility of transferring the detention pond off of Rolling Acres to City of Perry. There are 2 new detention ponds with the phase 8 construction. The Developer has requested the WHOA take ownership of both and it is being researched for further discussion at future meetings. We will be looking at the fencing and signage on all of the detention ponds the WHOA owns to ensure they have the appropriate "No Trespassing" signs and fencing. The phase 8 construction will result in another entrance into the community in roughly 2026, as well as the possibility of another park somewhere in that area. It has been brought to the attention of the board that residents have been hunting on private property next to the community. This is not authorized without specific permission and is considered trespassing which could result in law enforcement involvement and potential civil consequences.

VICE PRESIDENT – We have volunteers for the Welcoming Committee; the Secretary will work with the Vice President to get together with those volunteers to get the committee up and running. This committee will be the individuals who reach out to new residents and ensure they are given any information needed as new homeowners in WHOA. In an effort to be able to send mass emails to residents, we will be talking with the website developer to create an email account that will allow for a larger load of emails to be sent out, versus using Google email, which limits the number of emails that are sent at any one given time.

SECRETARY – The WHOA Facebook group and page are both up and running; the

group was advertised in the community Facebook group that is not affiliated with WHOA, but serves as an information sharing platform for all residents inside of Woodlands proper. WHOA residents are encouraged to join "Woodlands Homeowners Association" on Facebook; this group is for those living in both Sanford Place and Woodlands of Houston neighborhoods. The current website needs to be updated with the most recent information; the website developer will be contacted to ensure all updates are completed.

TREASURER – Turn-over has been complete with the outgoing treasurer and those individuals required to be on the bank account have been added and the outgoing individuals removed. All current bills have been paid to date and the breakdown of expenses will be included in the monthly Treasurers Report. Assessments for 2025 are still coming in and being posted to the account. We have had to issue refunds to some residents who paid for 2024 twice by mistake, due to the website having both the 2024 and 2025 assessments tabs available.

AT LARGE – Contacted electrician about fixing the electricity at the arbor off of Highway 127 entrance. If he does not hear back from them, he will find a new contractor to quote the cost to fix the electrical issue.

V. UNFINISHED BUSINESS - There are 2 covenant violations that are still outstanding at this time. Residents have been notified via certified mail sent directly to their addresses on file. There were two changes included in the 2025 voting ballots 1) increase number of board members from 5 to 7 with 2 year terms and voting for 4 positions one year and 3 members the following year to maintain continuity, and 2) electronic voting, of which were not approved, due to the limited number of ballots returned. We will be working this year towards obtaining the required number of homeowners necessary to implement these changes.

VI. ANNOUNCEMENTS - The next meeting will be held on February 6, 2025, at 11:30.

VII. ADJOURNMENT. There being no further business, the meeting was duly adjourned at 1:30 by the moderator, Bo Bowen, President.

Patrick B. Bowen

PATRICK BOWEN, President
Woodlands Homeowners Association

Laura M. Bailleul

LAURA BAILLEUL, Secretary
Woodlands Homeowners Association