



MINUTES OF THE  
WOODLANDS HOMEOWNERS  
ASSOCIATION



**I. CALL TO ORDER.** The Woodlands Homeowners Association began at 11:30 EST on February 6, 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

**III. READING & APPROVAL OF MINUTES.** The minutes from the January 17, 2025 meeting were approved and posted to the Facebook group and website on January 27, 2025.

**IV. REPORTS OF OFFICERS**

**PRESIDENT** – The new fencing along the Highway 127 entrance is complete. There are 4 vendors who have been contacted for staining the fence with 2 of them having already sent a response. The other 2 vendors are working on their quotes and will send soon. We are wanting to start the staining process in March, no later than April, to protect the fence. All 4 vendors have stated this is the best time to complete this job. Once we receive all 4 quotes, the board will vote on who will be used as a vendor. The new fence and stain will cover 8-10 years of Georgia weather. We are also looking into an alternative method for the bathroom access at both parks, versus a keypad. The 2 detention ponds in Phase 8 will have construction fencing put up until chain link fencing is put in after construction has been completed around those ponds.

**ARCHITECTURAL CONTROL COMMITTEE (ACC)** – There is 1 home improvement request pending, awaiting exterior elevation view; all other items have been submitted. There were 3 prior home improvement requests approved and no violations have been submitted since the last meeting. We have been provided the Phase 8 Covenants and Plats and they will be posted to the website.

**VICE PRESIDENT** – We have created 2 committees to assist the board in ensuring the goals of the HOA are met. There is now a Welcoming Committee and a Grounds and Maintenance Committee. All volunteers have been identified, but if anyone else in the community would like to assist, they are encouraged to reach out to us at [whoahouston@gmail.com](mailto:whoahouston@gmail.com). Shanise Billings and Larrica Clark have volunteered for the Welcoming Committee and Monty Chancy has volunteered for the Grounds and Maintenance Committee.

**SECRETARY** – The Facebook group is gaining members and will continue to grow as

the Welcoming Committee gets underway. The website is currently being scrubbed for outdated information that needs to be updated. In reference to using the Google email system to send out mass emails, I contacted the website manager to get some options to help disseminate information to residents when it needs to be done. He gave me 3 options: 1. Transfer the regular Gmail account to a Google Workspace; this will allow 2000 emails to be sent at any given time. 2. The website developer could host the email for us with no limit on daily emails, but it is only 250 per hour. The current email address we are using would also have to be changed. 3. We could hire an email service called InValuement, to host our email. They would filter spam emails and provide regular email filtering for less than \$100 per year. The board email account is currently undergoing a cleanup and filing system to streamline usage for all board members.

**TREASURER** Assessments for 2025 are still coming in and being posted to the account. There are currently 135 outstanding assessment payments, with some of them current in lien status for non-payment. The fence that was replaced at the Highway 127 entrance has been paid in full.

**AT LARGE** – Due to unforeseen work commitments, this position is now vacant.

**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. The HOA will be taking over as owners of the 2 new detention ponds that will be located in Phase 8 of Woodlands of Houston. There were 2 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. We will be working towards obtaining the required number of homeowners necessary to implement these changes.

**VI. ANNOUNCEMENTS** - The next meeting will be held on March 6, 2025 at 6:00. This meeting will also include a resident town-hall question and answer session from 7:15-8:00. More to come in regard to the town-hall session and how it will be facilitated.

**VII. ADJOURNMENT.** There being no further business, the meeting was duly adjourned at 1:35 by the moderator, Bo Bowen, President.

*Patrick Bowen*

*Laura Bailleul*

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PATRICK BOWEN, President  
Woodlands Homeowners Association

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LAURA BAILLEUL, Secretary  
Woodlands Homeowners Association