

I. CALL TO ORDER. The Woodlands Homeowners Association began at 6:00 EST on March 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

III. READING & APPROVAL OF MINUTES. The minutes from the February 6, 2025 meeting were approved and posted to the Facebook group and website on February 13, 2025.

IV. REPORTS OF OFFICERS

PRESIDENT – We are still looking for a resident to fill our empty At Large board member position. If you are interested, please email us at whoahouston@gmail.com. We received 4 quotes to stain the new fence at the Highway 127 entrance. The board voted to go with Quality Color Painting to complete the job. Stain colors will be provided to the board to look at to ensure it's the same color as the previous fence color. Jennifer Fricks completed and filed the Secretary of State paperwork for us. We are also in need of an Election Committee, as our current individual will be moving out of the community.

ARCHITECTURAL CONTROL COMMITTEE (ACC) – Jason Pierce has assisted with home improvement requests and 1 violation submission. The Phase 8 documents are now posted to the website, along with the others that are already out there. It is important for residents to understand that the board does not create and approve these documents, as they're completed by the developer. All covenant violations must be submitted through the website's "Forms" section. You will see the form and are requested to provide the necessary information. Please do not email the board directly about covenant violations.

GROUNDS AND MAINTENANCE COMMITTEE – Monty Chancy was contacted about working on this committee. Bo provided him with the information necessary to handle what is being requested of the committee members. If anyone else is interested in helping out, we would love to have you email us at whoahouston@gmail.com. The light and receptacle on the left side column at the Highway 127 entrance is not working again; it had been identified as a bad photo cell that was previously replaced. Brandon Alexander will be coming back out to assess the situation to see if there is anything else that could be causing this to happen.

VICE PRESIDENT – We do not need to file as a 501c3 non-profit organization since we have already filed with the Georgia Secretary of State.

SECRETARY – The Facebook group is gaining members and will continue to grow as the Welcoming Committee gets underway. February Minutes/Newsletter were posted and are available to members there. The entire website was scrubbed for out-of-date/obsolete information. Everything is now updated and current for the 2025 board. I spoke with Frank Harder about converting our email to Google Workspace, but he is unable to do so. I will move forward on doing the conversion to allow for easier emailing to residents. Please ensure you email the board at whoahouston@gmail.com to give us your updated email address to be added into our database.

TREASURER Assessments for 2025 are still coming in and being posted to the account. There are over 100 outstanding assessment payments, with some of them current in lien status for non-payment. All pending invoices have been paid, so we do not have any outstanding bills.

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

V. UNFINISHED BUSINESS - 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. Once the paperwork is drawn up and the changes to the deed are finalized, we will sign the documents. 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 April 10, 2025 at 6:00 pm. The board has also decided to do quarterly Zoom meetings with residents. The next one will be during our June meeting. The technical difficulties we had during this meeting have been identified and we will move forward with the entire board sitting in front of a TV screen for the rest of the Zoom meetings.

VII. ADJOURNMENT. There being no further business, the meeting was duly adjourned at 6:57 by the moderator, Bo Bowen, President. The board moved on to the Q&A Zoom session after the meeting was adjourned. The session was recorded and will be posted to the website and Facebook group.

Patrick Bowen

Laura Bailleul

PATRICK BOWEN, President
Woodlands Homeowners Association

LAURA BAILLEUL, Secretary
Woodlands Homeowners Association