



MINUTES OF THE  
WOODLANDS HOMEOWNERS  
ASSOCIATION



**I. CALL TO ORDER.** The Woodlands Homeowners Association began at 6:10 EST on April 10, 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  
Laura Bailleul, Secretary  
Allison Bloodworth, At Large

**III. READING & APPROVAL OF MINUTES.** The minutes from the March 6, 2025 meeting were approved and posted to the Facebook group and website on March 11, 2025.

**IV. REPORTS OF OFFICERS**

**PRESIDENT** – Welcomed Allison Bloodworth as our new At Large board member. With the substantial rain we've received in the last few weeks, there have been several requests for the board to seek or provide remedies for drainage or flooding in homeowner's backyards where WHOA property is behind it. For example, the houses with backyards facing Old Perry Road and the property behind the houses that are wooded and turned over to WHOA. The city of Warner Robins is working on one of them and the builder is working on another. The board identified new signs to be hung at all of the detention ponds indicating the area is owned by WHOA and are no-trespassing areas. The sign at the Woodlands Blvd park needs to be replaced as well; it is made out of wood and we will look into a metal sign instead that will still look nice.

**ARCHITECTURAL CONTROL COMMITTEE (ACC)** – There are 12 home improvement requests with 11 approved and 1 pending, awaiting additional information from the resident. There are 3 violations submitted and all 3 have been sent to the homeowners/current occupants (renters).

**ELECTIONS COMMITTEE** – We are looking for 1 or 2 people who would be interested in being on the elections committee, as our current committee leader is moving soon.

**GROUNDS AND MAINTENANCE COMMITTEE** – If anyone is interested in helping out to start up this committee, we would love to have you email us at [whoahouston@gmail.com](mailto:whoahouston@gmail.com). Bo met with a tree removal contractor and the homeowner at 100 Pine Trace Lane about a dead tree. The board approved for the tree to be removed and we are waiting removal. The lights at the pavilion for the playground off of Misty Leaf were reported as not working. We will be looking into an electrician to check out both park pavilions and the light receptacle at the 127 entrance to ensure everything is working fine. The board voted to call AMJ to come out and look at the electrical issues. The bathroom door locks at both parks need to be fixed and new codes assigned. The board approved for a locksmith to come out and fix the doors on April 11, 2025.

**WELCOMING COMMITTEE** – The Vice President is heading up this committee and is creating a welcome packet for them to use. The committee members have been identified and I am already in contact with them.

**VICE PRESIDENT** – Will be doing the April Newsletter with updated information.

**SECRETARY** – The Facebook group is gaining members and will continue to grow as the Welcoming Committee gets underway. March minutes were posted in the Facebook group and are available to members on the website as well. Please ensure you email the board at whoahouston@gmail.com to give us your updated email address to be added into our database. We are going to contact a local company to host our email for us so we can send mass emails to residents versus sending only 50 at a time through the Google account. The website continues to be updated as information is available.

**TREASURER** Assessments for 2025 are still coming in and being posted to the account. There are still outstanding assessment payments, with some of them current in lien status for non-payment. Board members will sit down together to go over outstanding assessments. All pending invoices have been paid, so we do not have any outstanding bills. We will have some that need to be paid after new projects are completed.

**AT LARGE** – Nothing to report due to this being my first meeting, but I am able to help with whatever is needed.

**V. UNFINISHED BUSINESS** – WHOA has taken over ownership of the 2 new detention ponds located in Phase 8 of Woodlands of Houston. City of Perry has taken over ownership of the last detention pond in their side of the community. The new fence at Highway 127 is now being stained, but recent rains have delayed the job, as it takes 2-3 days to allow the wood to dry before the job can resume. 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 positions 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 May 1, 2025 at 6:00 pm at Decadent Desserts. 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 8:27 by the moderator, Bo Bowen, President.

*Patrick Bowen*

---

PATRICK BOWEN, President  
Woodlands Homeowners Association

*Laura Bailleul*

---

LAURA BAILLEUL, Secretary  
Woodlands Homeowners Association