



MINUTES OF THE  
WOODLANDS HOMEOWNERS  
ASSOCIATION



**I. CALL TO ORDER.** The Woodlands Homeowners Association began at 6:07 EST on June 5, 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  
Allison Bloodworth, At Large

**III. READING & APPROVAL OF MINUTES.** The minutes from the May 1, 2025 meeting were approved and posted to the Facebook group and website on May 4, 2025.

**IV. REPORTS OF OFFICERS**

**PRESIDENT** – There are a lot of updates to the newsletter before we finalize and publish it. I propose that we start building on a budget, ideally for 5 to 7 years out (can be longer) with focus on the current year, upcoming year, and so forth. Jennifer said she could help with this and I think it would be helpful for homeowners to see and understand the HOA bills (outgoing) we know about and have some kind of plan for the unknowns that come up. These would be things like the new park in Phase 8, the potential irrigation system at the 127 entrance, detention pond refurbishments, monthly and annual landscaping bills, storm repairs, and utilities for both Perry and Warner Robins. We need to discuss and develop a list of what we want to do with the detention pond next to Bob White Road. The street sign at Windborne and Brook Hollow has been repaired.

**ARCHITECTURAL CONTROL COMMITTEE (ACC)** – Home improvement requests for this month is 7 all have been approved. There are 7 requests still pending approval and the ACC has reached out to follow up with homeowner's multiple times (weekly in most cases) with very few responses. As a reminder, projects are not authorized to begin until approval is received from the ACC. A 2<sup>nd</sup> violation notice has been sent to 1 homeowner and they rectified it shortly after receipt. A new violation notice sent and the homeowner has responded and is working it quickly as possible.

**ELECTIONS COMMITTEE** – We have 2 residents who have said they are interested in being on the elections committee. Bo has responded to both of their emails and we will send a description of what the job entails.

**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. Similar to the ACC, this could be a beneficial committee to distribute the work more fairly and equitably while maintaining our HOA to the highest standard possible. The contractor removed the dead tree next to 100 Pine Trace Lane. Lights at the Misty Leaf Drive and Woodlands pavilions have been repaired or replaced by AMJ Electric. A portion of the electricity at the 127 gate shack is not working. AMJ believes they've discovered the issue and will be addressing it ASAP. A stop sign at the end of Windborne Court where it intersects Brook Hollow is down. The developer had these signs installed by McDuffie Designs, not the city, so they are the responsibility of WHOA. McDuffie contacted, assessed and slated for repair. Sent follow up on status June 1, 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** – I went through all outstanding assessments that are not paid and identified those households.

**SECRETARY** – The Facebook group is gaining members and will continue to grow as the Welcoming Committee gets underway. We are still asking residents to email the board at whoahouston@gmail.com to give us your updated email address to be added into our database. This will allow us to send correspondence out electronically to our residents, as not everyone uses Facebook or the website. We will be swapping over to Google Workspace within the next week. Mailbox keys have also been made for all board members so everyone can check the mail. We need to go over our insurance policy and update it before August.

**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. The board will be getting together to prepare the list to send to the attorney to send out liens. All pending invoices have been paid, so we do not have any outstanding bills. We now have 2 debit cards for those purchases that are smaller and placed online, such as for the new no trespassing signs.

**AT LARGE** – I have contacted several fence companies to get quotes for fencing around the detention pond at Bob White Road. I have already met with one company and they recommend we go with a black finish chain-link to maximize on durability.

**V. UNFINISHED BUSINESS** – We need to finalize the purchase of the signs for both parks and the updated No Trespassing signs on the fence at the detention pond next to Old Perry/Bob White Road. The new signs will be put up and when the new fencing is installed, they will be transferred. There were 2 changes included in the 2025 voting ballots that we would still like to pursue this year: 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. The detention pond at the cul de sac by Wind River has been turned over to the city of Perry and the paperwork is on file.

**VI. ANNOUNCEMENTS** - The next meeting will be held on July 10, 2025 at 6:00 pm at Bo Bowen's residence. Our next Town Hall Zoom will be during our September meeting; more



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information to come in July/August  
timeframe.

**VII. ADJOURNMENT.** There being no further business, the meeting was duly adjourned at 7:13 by the moderator, Bo Bowen, President.

*Patrick Bowen*

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PATRICK BOWEN, President  
Woodlands Homeowners Association

*Laura Bailleul*

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LAURA BAILLEUL, Secretary  
Woodlands Homeowners Association