



MINUTES OF THE  
WOODLANDS HOMEOWNERS  
ASSOCIATION



**I. CALL TO ORDER.** The Woodlands Homeowners Association began at 6:01 EST on July 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  
Cynthia Johnson, Vice President  
Laura Bailleul, Secretary  
Allison Bloodworth, At Large

**III. READING & APPROVAL OF MINUTES.** The minutes from the June 5, 2025, meeting were approved and posted to the Facebook group and website on June 11, 2025.

**IV. REPORTS OF OFFICERS**

**PRESIDENT** – Annual insurance has been renewed and we are looking into what needs to be added for the upcoming year. The newsletter is an excellent source of information for residents. It is posted on both the website and Facebook group and will be done every other month. Since we already have the signs for the Zoom meetings, we should put them out in August to ensure residents are aware of the meeting. We also need to focus on our slides for the Zoom meeting, that way we include information about assessments, elections, and any other hot topics. Residents also need to remember that the retention ponds in Warner Robins are owned by WHOA and are no-trespassing areas for both residents and individuals outside of the community. Residents need to keep in mind that any body of water, whether man-made or natural, could be a home for alligators, snakes, and snapping turtles and present other safety hazards as well.

**ARCHITECTURAL CONTROL COMMITTEE (ACC)** – There are 9 approved home improvement requests with 1 of them in-work/pending additional information from homeowners. 1 covenant violation was addressed and has been closed. New information has been posted on the website for the Phase 8 construction.

**ELECTIONS COMMITTEE** – Karen Thompson and Joel Gregory are on the elections committee and are already working on what needs to be accomplished for the 2026 election. They have been provided the By Laws, election rules of engagement, and key milestones to complete prior to the annual board meeting to be held on the first Monday of December. The committee is putting together a timeline and will present it to the board at the August meeting.

**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). 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 electricity at the 127 gate shack has been restored by AMJ electric. The stop sign at the end of Windborne Court where it intersects with Brook Hollow has been repaired by McDuffie Designs. We have emailed McDuffie Designs about new park signs (the big park sign is broken) and we have added items to the sign.

**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** – Welcome packet is almost finished and will be handed off to the welcoming committee. Once they have the final packet, they will be able to give it directly to the new homeowners after they have moved in.

**SECRETARY** – Google Workspace has been set-up, and I am in the process of converting information from regular Gmail to Workspace. Once Google Workspace is completely up and functional, this will be the main platform for the board members. The website designer recommended the use of an app for HOA members since our numbers continue to grow. I sat down and went over benefits of the app and during the meeting, the board voted on and approved development of this app. I will work directly with the website designer to ensure it has everything we want on it. It will take approximately 2 months to complete.

**TREASURER** – The 2025 assessment payment tab has been shut down on the website. Unpaid assessments will be turned over to the law firm to process late letters for those unpaid assessments. With the 2026 assessments, residents will only be able to pay that year's online. The online payment fee is based upon the Square Payment platform's percentage of the actual assessment fee, which is 5%.

**AT LARGE** – Fence quotes for the Bob White Road retention pond were compiled and the board voted on the company who will work on the project. The outside to the back of the retention pond fencing will be black coated chain link fence and the area on Old Perry Road and the backside of resident homes will be black aluminum fencing that looks more like picket fencing. The board voted on which contractor best suits our needs and they will be contacted.

**V. UNFINISHED BUSINESS** – There were 2 changes included in the 2025 voting ballots that we would still like to pursue this year: 1. Increase the 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 no trespassing signs have been delivered and will be put up once the new fence is up around the Bob White retention pond.

**VI. ANNOUNCEMENTS** - The next meeting will be held on August 7, 2025, at 6:00 pm. Our next Town Hall Zoom will be during our September 9, 2025 meeting; more information to come in July/August timeframe.



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**VII. ADJOURNMENT.** There being no further business, the meeting was duly adjourned at 7:11 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