



MINUTES OF THE
WOODLANDS HOMEOWNER'S
ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 6:12 EST on August 7, 2025. Bo Bowen, President, moderated the session.

II. ROLL CALL. The rollcall 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 July 10, 2025, meeting were approved and posted to the Facebook group and website on July 22, 2025.

IV. REPORTS OF OFFICERS

PRESIDENT – We need to start working on the slides for the September Zoom Q&A with residents and include reminders of hot topics seen within the HOA as well as upcoming assessments that will be due for 2026. For the annual meeting that will take place on December 1, 2025, we need to go ahead and solidify a location easily accessible for all residents to attend, i.e., the elementary or primary school cafeteria, and advertise ASAP and often. As the community continues to grow, we need to have more residents participate in elections and on committees as this is critical to the health of the association and how smoothly things run in the future.

ARCHITECTURAL CONTROL COMMITTEE (ACC) – Three home-improvement requests were approved and five are in-work, pending additional information from the homeowners. We addressed 1 covenant violation with the homeowner and the submitter. We are also working on updating the address list at the bottom of the website that shows addresses, amendments, covenants phase, and plats as they are received from the developer.

ELECTIONS COMMITTEE – The election committee has updated documents and timeline of the election process for this year and the board motioned for and approved them. The At Large Officer will provide the committee with a condensed newsletter, including a reminder about assessment payments for 2026 to incorporate in the mail sent to homeowners. As done last year, the WHOA through the committee will pay a company for printing and mailing all documentation to residents. At this time, we do not have the ability to do online elections, as 70% of homeowners must agree to do so.

GROUNDS AND MAINTENANCE COMMITTEE – If anyone is interested in helping to start up this committee, we would love to have you email us at whoahouston@gmail.com. Like 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



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sign at the Hollow Wood Way/Woodlands Blvd Park has been completely destroyed and McDuffie designs is working on that sign, as well as an updated sign for the Misty Leaf Path Park. We also asked them to go ahead and build a sign for us to have on hand for when the park in Phase 8 goes in. The retention pond that was turned over to City of Perry has been removed from the landscaping contract, however the 2 new ponds in Phase 8 will be added pending receipt of a quote and approval; this will take effect in Spring 2026.

WELCOMING COMMITTEE – The welcome packet has been created and will be distributed to the committee to pass off to new residents. It will provide information about the website and everything they need to know for assessments, home improvements, etc.

VICE PRESIDENT – Has been working the outstanding invoices, and the details of the treasurer report we will be using moving forward. Line items are identified for specific aspects of the spending, such as how much is spent on pine straw/mulch per year, versus regular lawncare.

SECRETARY – Once Google Workspace is completely up and functional, this will be the main platform for the board members and the central hub for all our main documents. The HOA app is currently in development and is moving faster than expected, although we will still plan mid-September for the target deployment date to the iPhone App Store and the Google Play Store. The app is free of use to all residents, but you will be required to verify residency when creating an account to use it. Once the app is fully in use, the Facebook group will most likely be shut down, as the app will completely mirror the website with some additional features added. Once we are ready, the website developer will add an electronic nomination form to the website for residents to use to nominate board members. With the upcoming assessments, I will be asking him to also activate the online payment option for residents who would like to pay that way and it will be active on September 1, 2025. I have also noticed an uptick in emails from residents who live in Woodlands, Texas, therefore I will be asking for the website and app to indicate that our HOA is associated with Georgia.

TREASURER – With the upcoming 2026 assessments, residents will only be able to pay that year online. The online payment fee is based upon the payment platform's percentage of the actual assessment fee, which is roughly 5%. A treasurer report will be done at the beginning of every month to be included with the upcoming meetings' minutes (for example, the August meeting minutes will have a report from July 1 through 31). All invoices for the month have been paid and we have no outstanding invoices at this time.

AT LARGE – Contacted the fencing company about beginning the Old Perry retention pond fencing. The outside to the back of the retention pond fencing will be black coated, 6 foot chain link fence and the area on Old Perry Road and the backside of resident homes will be black aluminum fencing that is 6 feet tall and has a picket style top. The fencing company will be installing the no trespassing signs onto the fencing as well. The expected start date is late



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October/early November and should take roughly 2 weeks to be completed. Unique Landscaping will be clearing away any vegetation prior to the job starts, that way it is clear for the fencing employees.

V. UNFINISHED BUSINESS – There were 2 changes included in the 2025 voting ballots that we still feel should be pursued at some point: 1. Increase the number of board members from 5 to 7 with 2-year terms, voting for 4 positions one year and 3 positions the following year to maintain continuity. The annual HOA insurance has been updated and renewed for 2026.

VI. ANNOUNCEMENTS - The next board meeting will be held on September 9, 2025, at 6:00 pm. Our next Town Hall Zoom will be held following the board meeting at 7:15 pm and end at 8:00 pm. Signs for the meeting will be posted around the community as a reminder for residents. If you are not a member of the HOA Facebook group, please join, as that is where the link will be shared, as it is a secure space for information like this. If we put it on the website, anyone can attend the meeting, and we do not want non-residents to join the Zoom. If you would like an email with the link, please email the HOA directly at whoahouston@gmail.com.

VII. ADJOURNMENT. There being no further business, the meeting was duly adjourned at 7:15 by the moderator, Bo Bowen, President.

Patrick Bowen

PATRICK BOWEN, President
Woodlands Homeowners Association

Laura Bailleul

LAURA BAILLEUL, Secretary
Woodlands Homeowners Association