



MINUTES OF THE  
WOODLANDS HOMEOWNERS  
ASSOCIATION



**I. CALL TO ORDER.** The Woodlands Homeowners Association began at 6:10 EST on May 1, 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 April 10, 2025 meeting were approved and posted to the Facebook group and website on April 18, 2025.

**IV. REPORTS OF OFFICERS**

**PRESIDENT** – There are a lot of updates to the newsletter before we finalize and publish it. Adding the FAQs from the website, as well as any other important information to benefit homeowners is helpful. I will be meeting with Jennifer to understand her role and HOA financial processes better. The fencing at the Old Perry/Bob White detention pond is in disrepair and needs to be addressed ASAP. We need to look into getting the area cleaned up due to overgrown vegetation and new fencing put in, as this and all other detention ponds on the Warner Robins side of the community belong to WHOA and are No-Trespassing areas. I will have limited access to email the first 2 weeks of May due to work commitments.

**ARCHITECTURAL CONTROL COMMITTEE (ACC)** – There are 6 new home improvement requests with 4 from the April submissions approved and 4 pending, awaiting additional information from the resident. Valerie provided additional Phase 8 documents and they were posted to the website.

**ELECTIONS COMMITTEE** – We are looking for 1 or 2 people who would be interested in being on the elections committee, as our prior committee leader has moved.

**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). All bathroom door locks have been replaced and the codes have been changed. We are waiting for the contractor to come and remove the dead tree next to 100 Pine Trace Lane. One light at the Misty Leaf Path pavilion and two lights and the Woodlands Blvd pavilion were not working as well as outlets in the bathrooms at each location. The GFI had to be reset in one bathroom for both of them to work. AMJ Electric will address the lights ASAP. A portion of the electricity at the Highway 127 gate shack is not working. AMJ believes they've discovered the issue and will be addressing it ASAP.

**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. The newsletter will be updated with items we've identified and will be uploaded once complete.

**SECRETARY** – The Facebook group is gaining members and will continue to grow as the Welcoming Committee gets underway. Please ensure you email the board at whoahouston@gmail.com to give us your updated email address to be added into our database. In order to facilitate sending emails to homeowners in a more fluid manner, we will be swapping from regular email to Google Workspace. This will allow 2000 emails to be sent in a 24-hour period, 2 TB of storage, and 150 participant video meetings. Cost for this annually is \$168.00. The board voted and approved this change and the change will be taking place in May.

**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 that were compiled by the Vice President. All pending invoices have been paid, so we do not have any outstanding bills. Due to work related commitments, Ozie Foster had to step down as our Treasurer. He will be removed from all banking information and we will add Allison Bloodworth to the account as our At Large board member.

**AT LARGE** – Recommended signs to put up for residents to see for our upcoming Zoom Town Hall. Will look into pricing to get them done ASAP. Will take lead in getting a document put together to get resident signatures for voting purposes.

**V. UNFINISHED BUSINESS** – The new fence at Highway 127 was finished with the staining project on April 17th. 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. 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 June 5th, 2025 at 6:00 pm at Bo Bowen's residence. This meeting will run from 6:00 – 7:00, and we will then move into setting up for our quarterly Zoom Town Hall meeting for residents.

**VII. ADJOURNMENT.** There being no further business, the meeting was duly adjourned at 8:10 by the moderator, Bo Bowen, President.

*Patrick Bowen*

*Laura Bailleul*

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PATRICK BOWEN, President  
Woodlands Homeowners Association

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LAURA BAILLEUL, Secretary  
Woodlands Homeowners Association