



MINUTES OF THE
WOODLANDS HOMEOWNER'S
ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 6:03 EST on September 9, 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

III. READING & APPROVAL OF MINUTES. The minutes from the August 7, 2025, meeting were approved and posted to the WHOA App, Facebook group and Website on August 12, 2025.

IV. REPORTS OF OFFICERS

PRESIDENT – With elections happening sooner than last year and knowing who the new board will be in advance of the annual meeting, the old and new boards will meet prior to the annual meeting. This will allow the new board to determine who will fill which positions (President, Vice President, Secretary, Treasurer, At Large), conduct any necessary turnover, discuss how the annual meeting will be conducted, and any other transition information required. The new board will take over effective December 1, 2025, which will give both boards a 2 week window before Thanksgiving, to have a meeting to discuss all of this. For being a community this size, we really need more active participation from residents when it comes to elections, board involvement, and with the committees we have. We need to finalize the 2026 budget as well as the 2027-2030 budgets.

ARCHITECTURAL CONTROL COMMITTEE (ACC) – Approved 1 home improvement request, 2 in-work/pending additional information from homeowners. Addressed 6 covenants violation with homeowners. Still working on updating the address list at the bottom of the WHOA site that shows addresses, phase, covenants, amendments, plats, etc. to add the newest houses not currently on the list. This will be ongoing as houses are built.

ELECTIONS COMMITTEE – Election committee (Karen Thompson and Joel Gregory) have finalized nomination forms (added Architectural Control Committee (ACC), information sheet, and important dates. Election Form has been updated to include ACC members. Drew Wharton will assist again this year with validating ballots and reviewing nomination forms and ballots for legal sufficiency. The nomination forms and election information will go out with the newsletter immediately following the September quarterly Zoom meeting and will be posted to the WHOA website.

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



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whoahouston@gmail.com. The sign at the park on Woodlands Blvd was damaged beyond repair and a new one was ordered and installed by McDuffie Designs. The 2 new ponds in phase 8 will be added pending receipt of a quote and approval. This will take effect next Spring. The electricity repair at the 127 entrance left wall as you enter did not hold and will require boring under the street to the gate shack to correctly and permanently resolve. The work on this project will begin soon.

WELCOMING COMMITTEE – Once the final packets are done, the committee members will be able to distribute them to our new residents after they have moved into their homes.

VICE PRESIDENT – The welcome packet has been created, and final touches will be made. Copies will be made, and envelopes will be purchased to hand over to the welcoming committee.

SECRETARY – The app is fully functional, and residents continue to join it; there is information in the welcome packet as well. The main reason for the app is for residents to have website information easily accessible on their phones versus going to a website on their browser. The Facebook page/group will be phased out by November 30, 2025, as the app and website will be our main sources of information sharing for residents, as they mirror one another. We highly encourage all residents to search for **Woodlands HOA GA** on both app stores and download it. Once downloaded, you will create an account, and you will be verified to join. Once approved, you will receive a notification from the app that your account has been verified. A Quick FAQ sheet was done that will be dispersed to all closing attorney offices and local real estate agents.

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. Our list of unpaid assessments has dropped to 28 overdue and they have been turned over to Frick's Law Firm to file a lien. This process began September 8, 2025. As a reminder to residents, lien payments are to be made directly to the law firm, not WHOA. We will not accept payments and cannot clear your lien once they are filed. If we receive a check from you, we will contact you to retrieve your check from us and to take it to Frick's to make payment to clear the lien.

V. UNFINISHED BUSINESS – The board believes it is important to have 7 board members with 2-year terms and alternate terms each year with 4 one year and 3 the next so there is always continuity, and due to the sheer size of this community. We will be drafting a document to take door-to-door to try and obtain the required number of signatures to change the WHOA bylaws. The Matt Arthur Primary School cafeteria has been reserved for our annual meeting and the cost is \$500. A check will be given to them when the contract is signed. We are replacing fencing that



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requires replacement as we're charged to do in accordance with the bylaws outlined in Section 5.01 "Duties and Responsibilities" of board members, and protective covenants. The time is to be decided, and the fencing will only be installed on WHOA property.

VI. ANNOUNCEMENTS - The next board meeting will be held on October 1, 2025, at 6:00 pm.

VII. ADJOURNMENT. There being no further business, the meeting was duly adjourned at 6:58 by the moderator, Bo Bowen, President.

Patrick Bowen

PATRICK BOWEN, President
Woodlands Homeowners Association

Laura Bailleul

LAURA BAILLEUL, Secretary
Woodlands Homeowners Association