



MINUTES OF THE
WOODLANDS HOMEOWNER'S
ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 1:05 EST on November 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

III. READING & APPROVAL OF MINUTES. The minutes from the October 1, 2025, meeting were approved and posted to the WHOA App, Facebook group and Website on October 4, 2025.

IV. REPORTS OF OFFICERS

PRESIDENT –

We need more active participation from homeowners in annual elections, on the board, and for the various committees for a community this size. HOAs are a fundamental aspect of a residential community and offer a structure for maintaining aesthetic uniformity, community amenities, and neighborhood harmony. Loss of community support in other HOAs does happen from time to time and reaches a point where dissolution is considered or termination occurs. This is a complex process that is likely to negatively impact the community. Let's ensure this never happens to us! Every homeowner knew or should have known before, or when they purchased their property, they were going to be a part of an HOA, and as such were agreeing to abide by the bylaws and covenants. While supporting it by being a board committee member is not a requirement, support is a critical element to the success, or lack thereof of a HOA and its ability to serve the community as intended. Please consider supporting by becoming a committee member on one of our committees, the board in 2027, or any other ways that improve or maintain our community.

The fence replacement project at the detention pond by Bob White Road will only replace existing WHOA fencing on WHOA property. It will be a 6' wooden fence like the one at the Highway 127 entrance, with a double gate (locked) for landscaper access, pond maintenance if/as necessary, etc.

As a reminder, covenants, plats, street address listing (references applicable covenants, amendments, plats, annual assessment), by-laws, FAQs, meeting minutes, newsletters, annual assessment, election, board of directors, budget, and other helpful information as well as home improvement requests, covenants violation submissions, closing review forms, and the HOA application are on the WHO website at whoahouston.com and the



MINUTES OF THE
WOODLANDS HOMEOWNER'S
ASSOCIATION



WHOA app. The street address listing has undergone some changes to make it more user friendly and has been updated with Phase 8 and other missing phases. We will continue to update as changes occur. This listing is a quick reference guide for applicable covenants, amendments, plats, annual assessment by address.

Agenda topics for the annual meeting are being worked right now. We request any questions or topics homeowners want to discuss at the annual meeting be submitted ASAP to whoahouston@gmail.com or the "Contact Us" tab on the WHOA website at whoahouston.com.

Lastly, the board needs to focus on closing out any outstanding actions prior to the annual meeting scheduled on December 1, 2025, at Matt Arthur Primary School, to minimize any carryover items to the greatest degree possible, preferably none.

ARCHITECTURAL CONTROL COMMITTEE (ACC) – Approved 8 home improvement requests. Addressed 2 covenants violation with homeowners.

ELECTIONS COMMITTEE – Nominations were received, election ballots mailed out, posted on the website. The committee has counted and validated the results with our legal advisor. The 2026 election committee received a total of 20 ballots, and the following homeowners were elected:

Board: Patrick (Bo) Bowen (incumbent), Laura Bailleul (incumbent), Kasey Anderson, Shauna Hardy, Brett Taylor

ACC: Patrick (Bo) Bowen), Brett Taylor, and pending acceptance of a 3rd person.

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. The board voted on and will move forward with replacing the gas lanterns at the Old Perry Road entrance with electric/solar lanterns like what is at the Highway 127 entrance. This will save WHOA roughly \$5,000 annually in natural gas costs.

WELCOMING COMMITTEE – Welcome packets and envelopes were given to the committee to provide to new homeowners going back to July 2025. A spreadsheet was created to annotate names/addresses of new homeowners as they close and is being provided to the Welcome Committee as information is received.

VICE PRESIDENT – Nothing to report currently.

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. We highly encourage all residents to search for **Woodlands HOA GA** on both app stores and



MINUTES OF THE
WOODLANDS HOMEOWNER'S
ASSOCIATION



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. The Quick FAQ sheet is being dispersed to closing attorney offices and local real estate agents as they email us. The signs for the annual meeting have been put out at locations throughout the community for WHOA residents to see. The annual meeting is on December 1, 2025, at 6 PM EST at Matt Arthur Primary School.

TREASURER – October 1 – 31, 2025 report has been pulled for the minutes. We currently have over 250 homeowners who have paid for their 2026 assessments. Please remember that assessment payments are due December 1, 2025, and after December 5, 2025, a late fee will be applied, and overdue notices will go out no later than the end of January 2026. We had a total of 27 outstanding/unpaid 2025 assessments that were turned over to Frick's Law Firm in September, to place liens on the homes. 7 of these liens are from Sanford Place and 20 of them were from Woodlands of Houston. As of today, we have 22 liens left that need to be paid. We would like to thank all homeowners that paid your 2025 assessments and/or late fees. As a reminder, liens (previous years or current year) can only be cleared by and payments made through the law firm that filed them, as there are other court and law firm fees, etc., associated above and beyond the assessment and late fee. The WHOA will not accept payments and cannot clear your lien once they are filed and will refer you to Frick's law firm to clear the lien.

V. UNFINISHED BUSINESS – Transition to 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.

VI. ANNOUNCEMENTS - The next board meeting will be the Annual Board Meeting, held on December 1, 2025, at 6:00 pm.

VII. ADJOURNMENT. There being no further business, the meeting was duly adjourned at 2:46 by the moderator, Bo Bowen, President.

Patrick Bowen

PATRICK BOWEN, President
Woodlands Homeowners Association

Laura Bailleul

LAURA BAILLEUL, Secretary
Woodlands Homeowners Association