



MINUTES OF THE
WOODLANDS HOMEOWNER'S
ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 6:04pm on April 7th, 2026. Bo Bowen, President, moderated the session.

II. ROLL CALL. The roll call was done by the secretary, Shauna Hardy. The following personnel were present:

Bo Bowen, President
Brett Taylor, Vice President
Shauna Hardy, Secretary
Laura Bailleul, Treasurer

III. READING & APPROVAL OF MINUTES. The minutes from the March 18th, 2026, meeting were approved and posted to the WHOA App, Facebook group and Website on April 6th, 2026.

IV. REPORTS OF OFFICERS

PRESIDENT –

Pavilion Gutters (Parks)

The Board reviewed three proposals for gutter installation at the park pavilions. The purpose of the project is to redirect water runoff away from the structures to prevent further landscape damage. Landscape repairs will be scheduled following completion of the gutter installation.

A motion was made and approved to proceed with Rogers Gutters and Exteriors for the project.

Woodlands Blvd Park – Landscaping & Drainage

Landscaping improvements at Woodlands Blvd Park will begin after gutter installation is completed. Initial work will focus on resolving drainage issues and repairing ground conditions, including filling holes in select areas. Once these concerns are addressed, new shrubs and bushes will be installed in front of the pavilion. The irrigation system will also be inspected during this process.

City of Warner Robins Natural Gas Department

The Board received informational materials regarding natural gas safety, including guidance on “Call Before You Dig” and instructions for reporting suspected gas leaks. This information will be shared with residents via the community app and the HOA Facebook page.

Park Fence Updates

- Misty Leaf Park: Fence installation is complete. Staining will be completed once the wood has fully dried.
- Woodlands Blvd Park: Fence replacement is expected to begin soon, with staining to



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follow after installation.

- Bob White Rd / Old Perry Rd Pond: The newly installed fence will be stained in the coming days.

VICE PRESIDENT –

Gas Lantern Survey

The Board is prepared to move forward with the community survey regarding whether to retain the existing gas lanterns or transition to electric lighting.

During testing, it was identified that surveys distributed directly through SurveyMonkey were being routed to spam folders. To avoid this issue, the survey will be distributed from the official HOA email account. In order to participate, residents will be required to submit a valid email address. Voting will be limited to one response per email address, and the email used must be on file with the HOA.

An announcement will be sent to residents requesting that anyone without an email address on file submit their information in advance so they are able to participate in the survey.

SECRETARY –

Upcoming Newsletter

Laura and the Secretary will begin working on the next community newsletter. The newsletter will include important updates for residents, including the opening of assessment payments on September 1, 2026, upcoming board elections, and notification of the next quarterly HOA meeting scheduled for June.

TREASURER –

The Treasurer is developing a continuity document for the Treasurer position to support future board transitions.

The Treasurer is working with the HOA's CPA to prepare the 2027 assessment invoices, which will be available for online payment beginning September 1, 2026. This adjusted timeline reflects the size of the community and builds on prior early-opening efforts that were well received by residents.

The CPA has asked the HOA to not utilize the mobile deposit option when depositing large batches of annual assessment checks when they come in. The use of mobile deposit is fine during the rest of the year, but it is easier for the CPA to look at copies of the check numbers to update



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QuickBooks to ensure resident's payments are applied to their account balances correctly.

In coordination with the HOA attorney, updated procedures for delinquent accounts have been implemented. Payments received for accounts with active liens will be returned to the homeowner, as all such payments must be handled directly through the HOA's attorney. Additionally, online payment options will be disabled for accounts with liens to prevent partial or improper payments. The HOA's FAQs will be updated to provide residents with additional guidance regarding the lien process.

Open Invoice Reports & Collections

The Board reviewed open invoice reports and discussed delinquent accounts and collection procedures. Accounts with outstanding balances have been referred to legal counsel, and collection efforts will continue in accordance with established policies.

2027 Assessments

A small number of early assessment payments for 2027 have already been received.

Financial Summary (March 1–31, 2026)

All recent invoices have been submitted, reviewed, and approved. Payments have been processed via Bill.com.

Account Balances:

- Money Market: \$256,158.91
- Small Business Checking: \$498,851.06

Liens & Outstanding Assessments

2025 Liens:

- 5 unpaid liens (Sanford Place)
- 9 unpaid liens (Woodlands of Houston)
- 1 account is currently in Chapter 13 bankruptcy; updates will be provided as available
- Several homeowners have initiated contact regarding payment and have been referred to legal counsel

2026 Outstanding Assessments:

- Lien filings were submitted to legal counsel on April 1, 2026
- 4 liens (Sanford Place)
- 6 liens (Woodlands of Houston), including 1 account potentially associated with a Chapter 13 filing
- Multiple notices (emails, invoices, and letters) were issued prior to initiating lien



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proceedings

At Large- No members serving at this time.

Committees-

Architectural Control Committee (ACC):

The ACC reviews home improvement requests as promptly as possible to ensure all submissions are complete and in compliance with community covenants. Additional clarification may be requested when needed. The most common cause of delays is incomplete information, much of which can be found on the HOA website, within the covenants, or under the Home Improvement Request section for the specific project type. Homeowners should not schedule or begin any work until formal approval has been received.

ACC Activity:

- 10 improvement requests
- 1 violation
- 4 general questions
- 4 in process

Covenants and Plats:

The Board conducts monthly follow-ups with the developer to confirm whether any new covenants or plats are available. Newly received documents are posted promptly upon receipt from the developer.

Grounds and Maintenance Committee:

No updates at this time

Election Committee:

No updates at this time

New Business - None noted at this time.

V. UNFINISHED BUSINESS – None noted at this time.

VI. ANNOUNCEMENTS - The next board meeting will be held at 6:00pm on May 5th, 2026.

VII. ADJOURNMENT. There being no further business, the meeting was duly adjourned at 7:57pm on April 7th, 2026 by the moderator, Bo Bowen, President.



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Patrick Bowen

PATRICK BOWEN, President
Woodlands Homeowners Association

Shauna Hardy

SHAUNA HARDY, Secretary
Woodlands Homeowners Association