



MINUTES OF THE
WOODLANDS HOMEOWNERS ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 6:05 on March 18th, 2026. Bo Bowen, President, moderated the session.

II. ROLL CALL. The roll call was done by the treasurer, Laura Bailleul. The following personnel were present:

Bo Bowen, President
Brett Taylor, Vice President
Laura Bailleul, Treasurer

III. READING & APPROVAL OF MINUTES. The minutes from the February 18th, 2026, meeting were approved and posted to the WHOA App, Facebook group and Website on February 27th, 2026.

IV. REPORTS OF OFFICERS

PRESIDENT –

The fence at the detention pond by Bob White Road will be stained in the May timeframe.

Gas to electric light transition at Long Leaf Trace and Old Perry Road entrance survey status. Suggest we see if we can come up with the best course based on what Brett previously shared about challenges and way forward using the survey and then depending on the discussion, may be a good thing to bring up at the Zoom meeting. Just a simple reassessing based on feedback and want to hear from homeowners the majority will win the day. Participation is up to homeowners, and we can only go with what the results are for those who choose to participate.

The developer continues to get quotes for the proposed new park in phase 8 and the board is engaged with them.

We've had some folks express interest in helping the HOA, but very little has come of it. With 900+ homeowners and growing, participation is truly minimal (7 board and committee members in total) and much more participation is absolutely essential moving forward. We have 1 vacancy on the board, and we get a little interest about being on the board, but the committees are where help is most needed and wanted currently.

VICE PRESIDENT – Looking into shade shelters for the parks; we will need to get 3 quotes. Working with the SurveyMonkey software to be able to send out surveys to residents about things we'd like resident input on.

SECRETARY – Nothing to report

TREASURER – Certified payment demand letters that were undeliverable were returned to us; we had a total of 27, with more than half of them having been paid already and

copies were sent via regular mail as well. With the number of homes continuing to increase, the need to accept payments earlier was discussed. It was recommended that we invoice for annual assessments on September 1st of every year, to allow residents 3 full months to make their assessment payments. The due date for annual assessments will not change and late fees will remain effective December 6th. The board motioned and voted on this change.

Income – February 1 - 28 monthly financial report will be shared.

Pending Invoices – All recent invoices have been loaded and sent to Jennifer and approved. All have been approved/paid via the Bill app.

Balance – Money Market Account - \$256,105.53; Small Business Checking - \$504,066.83

2026 Outstanding Assessments – There are currently 4 outstanding 2026 assessments for Sanford Place and 10 outstanding 2026 assessments for Woodlands of Houston residents. Unfortunately, quite a few of these unpaid assessments are for residents who have had liens from past years. The lien list was sent to Fricks Lawn Firm on Monday, March 23, 2026, to file liens for unpaid 2026 assessments. Residents have been sent plenty of emails, invoices, and letters to rectify their unpaid assessments, so it is now time to move forward with the liens.

Committees-

Architectural Control Committee (ACC):

The ACC reviewed and approved four home improvement requests. Two additional inquiries were received that did not constitute formal applications; responses were provided. There are currently no applications pending or awaiting additional information from homeowners.

Covenants and Plats:

All covenants and plats received to date have been posted on the Association website. Additional phase 8 covenants and plats are expected to be provided by the builder in the near future. 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.

Grounds and Maintenance Committee - Still no volunteers and being handled by the board. We really could use a committee of 2-3 people to run this committee and the effort required with at least 2 and preferably 3 people would not be that much if the work was divided proportionately and was a team effort. Trees at 127 entrance to 4-way have been assessed and dead or diseased removed. They cut trees that hung over the street up and back, unfortunately there was a misunderstanding, and they cut trees by the fence up a bit higher than we desired. Fences at both parks assessed and determined replacement was the most appropriate action at this time. In-work. We've received several recommendations for the parks and are working on them. Dog stations have been purchased and received and will be installed at both parks ASAP. Shading for the playgrounds is being researched and will be pursued. Also received concerns about Woodlands Park. The shrubs on the right front of the building have just about all died due to an issue with excessive water. There are no gutters on the building, so the rain pours straight down and in this area pools up and eventually kills whatever plants are there. We are in the process of getting 3 quotes for gutters and route rain so it will disperse away from the building.



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There is another area just before the pavilion and by the mailbox that has become a bit of a hole and water pools up. Both will be addressed through landscaping.

Election Committee - Matt Moorman has volunteered to serve on the Election Committee. The Board noted that a minimum of two members, and preferably three or more, are needed to adequately staff the Election Committee and will continue seeking additional volunteers.

New Business - None noted at this time.

V. UNFINISHED BUSINESS – None noted at this time.

VI. ANNOUNCEMENTS - The next board meeting held at 6:00 on April 7th, 2026.

VII. ADJOURNMENT. There being no further business, the meeting was duly adjourned at 6:53 by the moderator, Bo Bowen, President.

Patrick Bowen

PATRICK BOWEN, President
Woodlands Homeowners Association

Shauna Hardy

SHAUNA HARDY, Secretary
Woodlands Homeowners Association