



MINUTES OF THE
WOODLANDS HOMEOWNERS
ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 6:05pm on June 4th, 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 May 5th, 2026, meeting were approved and posted to the WHOA App, Facebook group and Website on May 30th, 2026.

IV. REPORTS OF OFFICERS

PRESIDENT –

Phase 8 Covenants & Plats Update

The Board discussed the Phase 8 covenant and plat information currently available on the HOA website. All newly added Phase 8 addresses have been linked to the applicable covenants, plats, amendments, and phase information. The Board reviewed the website's address lookup feature/tab, which allows residents to look up their property address and access lot-specific information, including governing documents, plats, covenant requirements, home improvement guidelines, and property maintenance standards.

Pond Fence Project Update

The Board received an update on the staining of the new fence surrounding the pond located at Bob White Drive and Old Perry Road. The project began on June 2, 2026, and has been completed.

Phase 8 Park Development Update

The Board reviewed the progress of the new park being constructed on Red Fox Lane. Current construction activities include the covered mailbox structure and pavilion, with roofing currently underway. The pavilion concrete pad is scheduled to be poured next. Future phases of the project will include installation of the playground, development of open green space, and construction of the perimeter fence, which is expected to be completed last. The overall design will be similar to the existing park located at Woodlands Boulevard and Hollow Wood Way.



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Election Committee Formation

The Board recognizes and thanks the following residents for volunteering to serve on the Election Committee and as such appoints them:

- Matt Moorman
- Aaron Milner
- Melissa Milner

The Board discussed considerations for the upcoming nomination and election timeline to be covered with the election committee. It will be made available in various forms throughout the next 4-5 months, to include the September newsletter and quarterly Zoom meeting. Final election results will be presented by the election committee and confirmed at the Annual Meeting, scheduled for the first Monday in December.

Grounds Maintenance Committee Update

The Board appointed and welcomed Anthony Dunn as the new Grounds Maintenance Committee Chair and expressed appreciation for his willingness to serve. The committee is currently seeking an additional volunteer. A meeting with the community landscaper is scheduled for Monday, June 8, 2026, to discuss replacement plans for dead and diseased trees previously removed along Highway 127 and at the Woodlands Boulevard entrance.

2027 Annual Assessments

The Board reviewed the 2027 assessment schedule:

- Assessment Portal Opens: September 1, 2026
- Assessments Due: December 1, 2026

Communication regarding assessments will be provided through multiple channels, including the HOA website, newsletters, HOA app, meeting minutes, and community signage.

Community Signage

The Board discussed community signage to continue to communicate important neighborhood information, including Board elections, Annual Assessments, and the Annual Meeting. Existing signs are currently stored in the HOA storage closet. The Board reviewed potential A-frame sign options that may provide improved durability, withstand weather conditions more effectively, reduce the likelihood of being blown over, and allow for reuse throughout the years.

Homeowner Resources & Communications

The Board discussed recurring homeowner questions and encouraged residents to utilize the



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resources available through the HOA website and HOA app. Available resources include the Bylaws, Covenants, Frequently Asked Questions (FAQs), architectural request information, plats, amendments, and other governing documents.

VICE PRESIDENT –

Community Survey Results

The Board reviewed the results of the recent homeowner survey regarding the gas lanterns at the Old Perry Road entrance. The survey was conducted through Survey Monkey and received good homeowner participation. Survey results indicated homeowner preference to retain the existing gas lanterns. The survey results, including a pie chart summary, will be presented during the upcoming Zoom meeting later this evening. Based on the survey results, the Board agreed to maintain the current gas lanterns.

Old Perry Road Fence Connection

The Board discussed the fence gap near Old Perry Road and reviewed potential options for addressing the area. The Board will consult with Superior Fencing regarding the location of an access gate and possible solutions, such as flow-bars or similar structures, that would restrict unauthorized access while allowing proper water flow. The Board will also consult with Unique Landscaping regarding pond maintenance access and to ensure all areas can be properly maintained. Additional communication will occur with the adjacent homeowner to review the proposed plan and confirm mutual understanding of the intended improvements.

Playground Shade Cover Quotes

The Board reviewed the status of quotes for playground shade structures. Two quotes have been received, and a third quote is being obtained for comparison purposes. The Board will reach out to an additional vendor recommendation and the company that originally installed the playground equipment. The Board reviewed preliminary information regarding structure size, warranty coverage, and installation recommendations. Once all quotes have been received, the Board will evaluate available options, costs, and potential recommendations for future consideration.

SECRETARY –

Community Communications Update

The Board discussed upcoming community communications and newsletter planning. The May 2026 newsletter is scheduled to be distributed this week and will include community updates, assessment information, and Board election details. We will begin working on the September 2026 newsletter.

The Board also discussed providing timely updates through the community Facebook pages and



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coordinating with Frank to ensure meeting minutes are current and posted to both the HOA website and app.

TREASURER –

Financial Update

The Board reviewed the May 1–31, 2026 financial report. Current account balances were reported as follows:

- Money Market Account: \$256,265.95
- Small Business Checking Account: \$480,908.66

The Board reviewed pending invoices and noted that all recently received invoices have been submitted, approved, and paid through the Bill payment system.

Assessment Collection & Lien Status

The Board reviewed the current delinquency and lien report. Unpaid liens currently consist of:

2025 Liens

- Sanford Place: 5
- Woodlands of Houston: 5

2026 Liens

- Sanford Place: 4
- Woodlands of Houston: 3

The Board also reviewed lien collection procedures. Once an account has been turned over to the HOA attorney for lien processing, all payments must be made directly to the attorney. To satisfy and release a lien, all assessments, late fees, interest, and attorney fees must be paid in full. Outstanding liens must also be resolved prior to the sale or refinancing of a property.

2027 Assessment Schedule

The Board reviewed the 2027 assessment schedule. Assessment invoices will be mailed and emailed to homeowners on August 31, 2026. The online payment portal will open on September 1, 2026, and assessments will be due no later than December 1, 2026.

AT LARGE - No members serving at this time.

Committees-



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Architectural Control Committee (ACC):

- The Board reviewed the ACC activity report. During the reporting period, the ACC approved or otherwise addressed 8 home improvement requests. An additional 5 requests remain in progress pending additional information from homeowners.
- The ACC also addressed 11 covenant violations. 5 violations have been resolved, and 6 remain in process.

Grounds and Maintenance Committee:

- Anthony Dunn has volunteered to join the Grounds Maintenance Committee, however at least 1 more volunteer would really be helpful.

Updates:

Fence staining has been completed at the pond located at Old Perry Road and Bob White Drive.

Fence staining at Misty Leaf Path is pending and will begin once the fence has sufficiently dried and passes moisture testing.

Dog waste stations have been installed and are ready for use.

The Board will coordinate with the cleaning service provider to:

- Maintain the dog waste stations.
- Replenish waste bags as needed.
- Verify service contact information and cleaning schedules.

The Board discussed homeowner concerns regarding restroom cleanliness.

The Board unanimously approved increasing restroom cleaning to twice weekly (Mondays and Thursdays) from April 1 through October 1.

The cleaning contract will be updated to include Phase 8 amenities and cleaning parks twice weekly as outlined above.

We Do It Better Cleaning Services has offered additional services, including cleaning park benches and gas lanterns throughout the community.

Shrubs located on the front right side of the Woodlands Boulevard pavilion have been replaced.



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Election Committee: Welcome Matt Moorman, Aaron Milner, Melissa Milner

New Business: We will begin working on the 2027 budget at the next meeting.

Unfinished Business: None noted at this time.

Announcements: The next board meeting will be held at 6:00pm on July 15th, 2026.

Adjournment: There being no further business, the meeting was duly adjourned at 7:00pm on June 4th, 2026 by the moderator, Bo Bowen, President.

Patrick Bowen

PATRICK BOWEN, President
Woodlands Homeowners Association

Shauna Hardy

SHAUNA HARDY, Secretary
Woodlands Homeowners Association